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Freehold : Council Tax Band C
EPC Rating D

Burnett Close , Saltash

BELVOIR!

Guide price £260,000

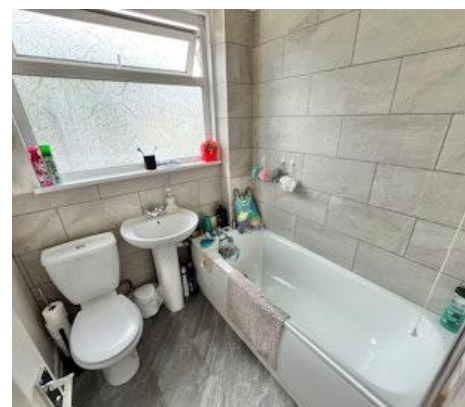


Key Features

- > Four Bedroom Semi-Detached House
- > Lapsed Planning For Two Story Side Extension PA19/07905
- > Driveway Parking
- > Spacious Living Room
- > Contemporary Kitchen/Diner

Tucked away in a popular cul-de-sac, this well-proportioned three/four-bedroom semi-detached home offers flexible living space and the added benefit of a converted garage, providing a versatile fourth bedroom, office or playroom to suit a variety of needs. Ideal for families, professionals or buyers seeking room to grow, the property is offered to the market with no onward chain.

On the ground floor, a welcoming entrance porch leads through to a spacious living room, while the rear of the property opens into a contemporary kitchen/diner filled with natural light and enhanced by large patio doors that connect seamlessly to the garden, creating an ideal space for entertaining and everyday family life. The first floor comprises two comfortable double bedrooms and a single bedroom, served by a modern family bathroom.



Externally, the rear garden is arranged over three tiers, with two patio areas perfect for outdoor dining and relaxation, and a lawned section at the top, providing a safe and private space for children or pets. There is also gated side access to the garden, and driveway parking to the front of the property.

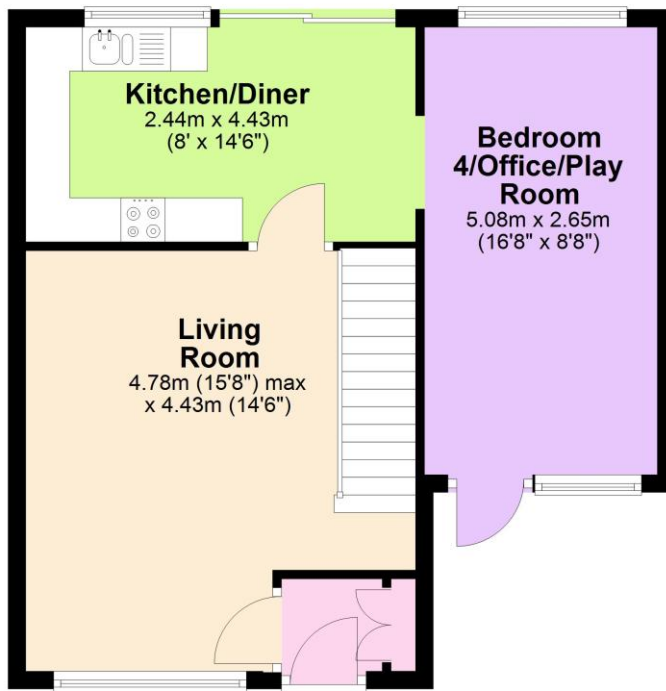
Further potential is offered with lapsed planning permission for a two-storey side extension, allowing future buyers the opportunity to expand the property if desired.

Set in a quiet and well-regarded residential area, this home combines practicality, flexibility and potential, making it an attractive option for a wide range of buyers.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

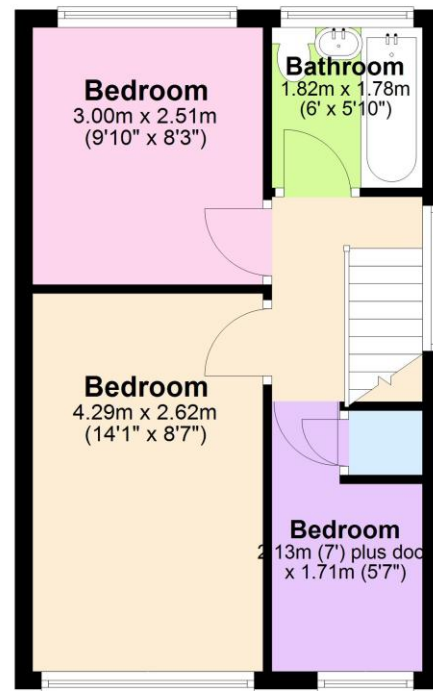
Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



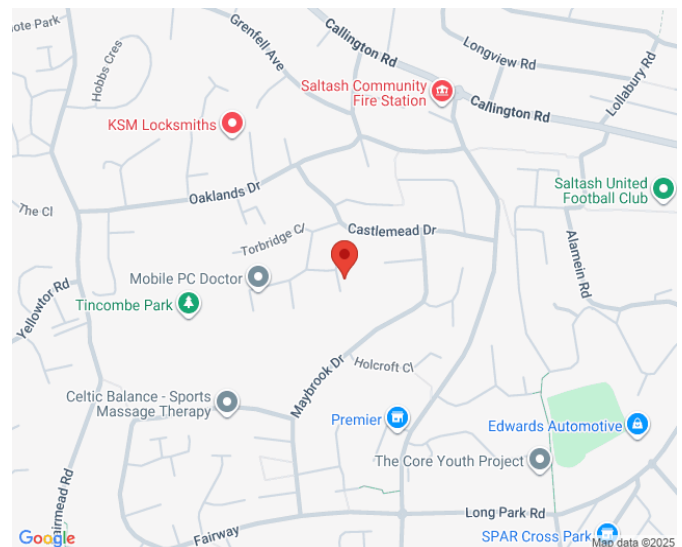
First Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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