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**Freehold : Council Tax Band B
EPC Rating C**

Castlemead Close, Saltash

BELVOIR!

Guide price £220,000



Key Features

- > Three-bedroom mid-terrace house
- > Off-road parking for two vehicles
- > Generous, bright lounge/diner
- > Fitted kitchen with access to rear garden
- > Spacious entrance hall with under-stairs storage

Tucked away in a peaceful cul-de-sac, this three-bedroom terrace house offers a welcoming balance of space, comfort and convenience.

The property is approached by a front garden and benefits from off-road parking for two cars, making it as practical as it is inviting. Inside, a spacious entrance hall with useful storage beneath the stairs leads through to a generous lounge and dining area filled with natural light, creating a warm and versatile living space. The fitted kitchen sits to the rear, with easy access to the garden. Upstairs, the home presents a well-proportioned double bedroom enjoying far-reaching views, a second double room and a comfortable single bedroom, along with a bright family bathroom fitted with a modern white suite.



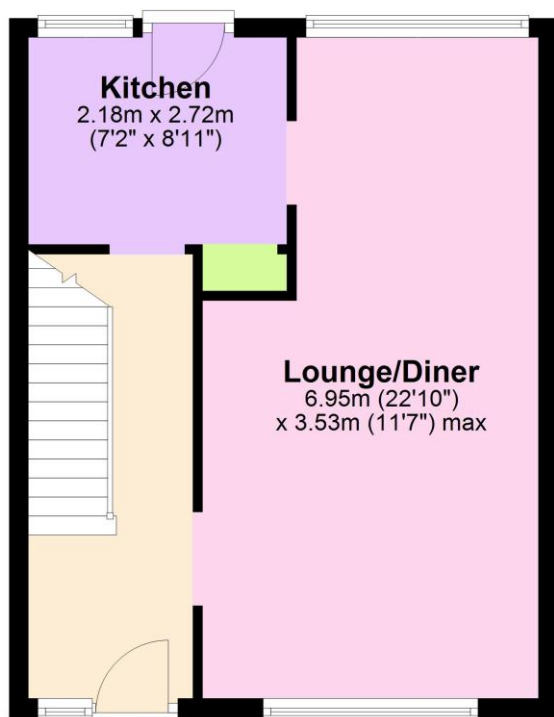
The rear garden is a particular feature, enclosed for privacy and offering a good sense of space with several patio areas, a lawn and a garden shed, making it ideal for both relaxation and entertaining. With gas central heating and double glazing throughout, the property combines modern efficiency with a homely feel.

This is an excellent opportunity to secure a well-located home in a tucked away yet convenient setting.

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.

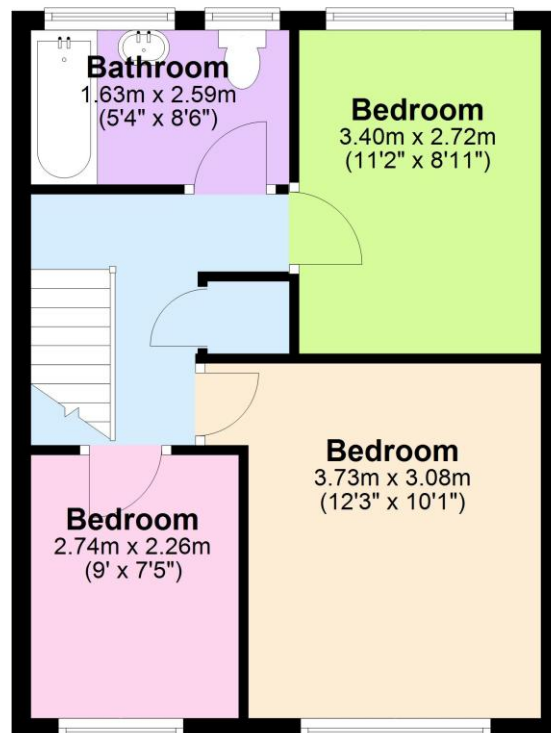
Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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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