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Freehold : Council Tax Band C
EPC Rating C

Lyndon Court, Pillmere, Saltash

BELVOIR!

Guide price £325,000



Key Features

- > Modern four-bed end terrace in Pillmere
- > Spacious lounge with arch to kitchen/diner
- > Contemporary kitchen with breakfast bar
- > Integral garage
- > Convenient downstairs WC

This beautifully presented modern four-bedroom end of terrace home is set on the sought-after west side of the popular Pillmere development in Saltash, Cornwall.

Designed with both style and practicality in mind, the property offers generous and versatile living spaces, making it an ideal family home.

The spacious living room features a welcoming archway that opens into the contemporary kitchen/diner, where wood-effect flooring flows seamlessly throughout. The kitchen is a true highlight, fitted with integral appliances, a breakfast bar, and sleek modern finishes, perfect for everyday living and entertaining.



A useful downstairs WC adds convenience, while the integrated garage has been thoughtfully converted into a home gym, showcasing the flexible nature of the property.

Upstairs, the generous master bedroom benefits from fitted wardrobes and a stylish en-suite complete with a corner bath and walk-in shower. Two further double bedrooms and a single room provide ample accommodation, complemented by a modern family shower room with a double walk-in cubicle.

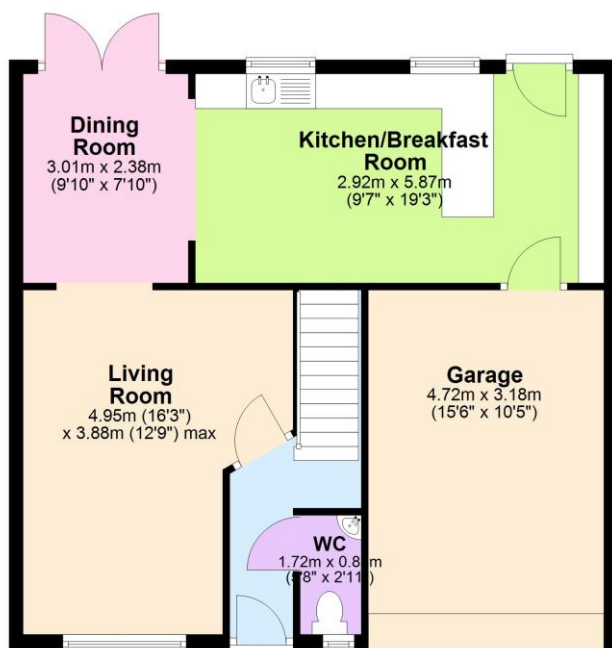
The home is finished to a high standard throughout, with gas central heating and double glazing, ensuring comfort and efficiency. Outside, the enclosed rear garden is fully decked with attractive flower beds, a garden shed and a side gate, creating a private and low-maintenance outdoor space.

The property is ideally located within walking distance of local shops, bus stops and everyday amenities, making it a convenient choice for modern family living.

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.

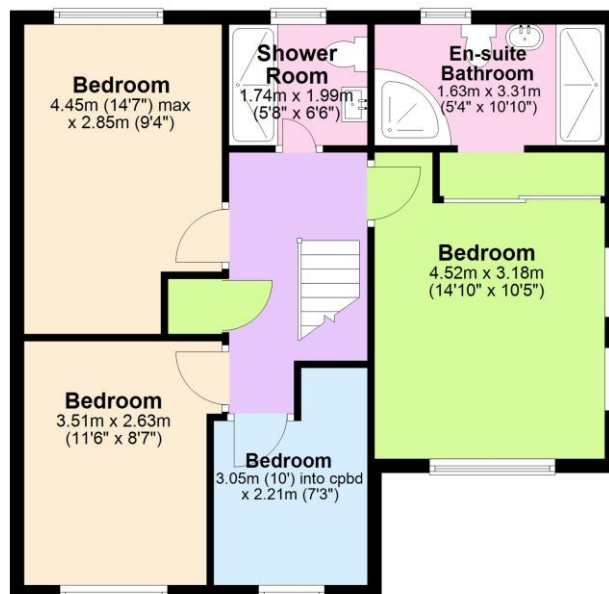
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



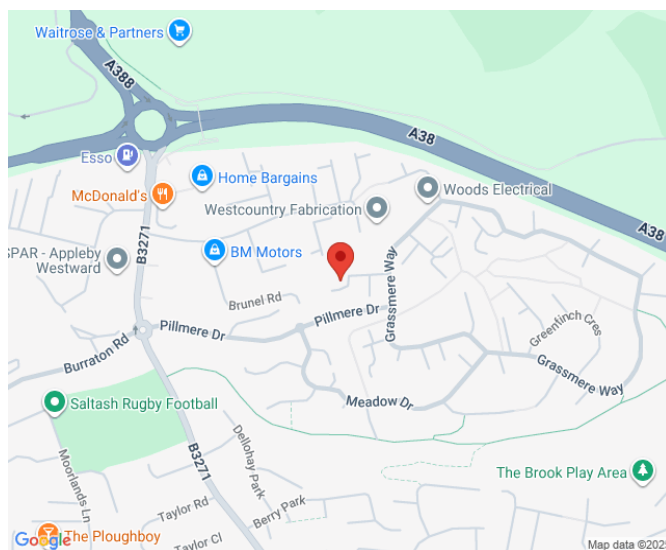
First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 125.5 sq. metres (1351.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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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