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Freehold : Council Tax Band C
EPC Rating D

Beatrice Avenue, Saltash

BELVOIR!

Guide price £325,000



Key Features

- > Three bedroom period property close to schools and amenities
- > Bay-fronted living room with feature fireplace
- > Stunning contemporary kitchen/diner plus pantry
- > Separate dining room/4th Bedroom with French doors to the garden
- > Handy rear laundry/utility room

Beautiful Three Bedroom Period Home with Stunning Kitchen/Diner, Garage & Sunny Garden

This impressive three bedroom period property offers an elegant blend of character features and contemporary style, perfectly positioned close to local schools, shops and amenities. The welcoming vestibule and entrance hallway set the tone, leading to a charming bay-fronted living room with a beautiful feature fireplace. A separate dining room opens directly onto the garden through French doors, while the absolutely stunning contemporary kitchen/diner provides a real showpiece for the home, complete with a useful pantry and access to a handy rear laundry/utility room.

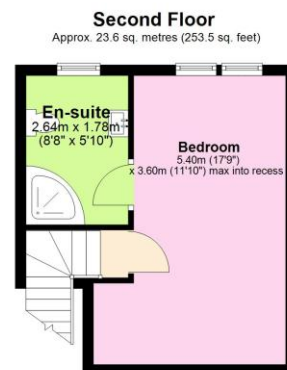
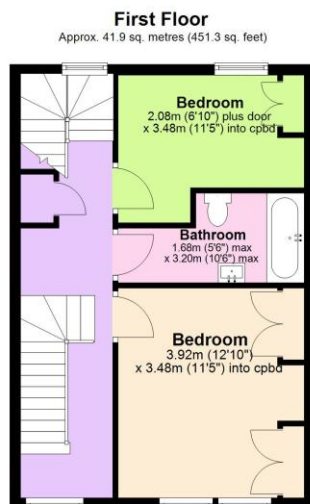
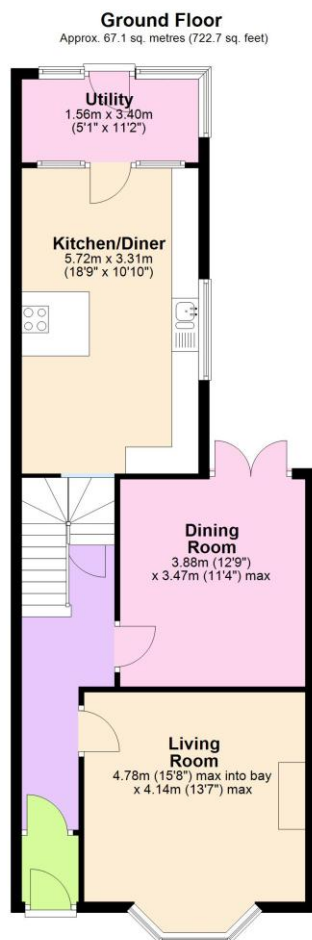


Upstairs, a spacious landing with a study area and excellent understairs storage leads to a stylish family bathroom, a single bedroom and a generous double bedroom with fitted wardrobes. The upper floor offers an additional double bedroom, complemented by a modern en-suite shower room.

Outside, the sunny landscaped rear garden features a patio, lawn and gated access, perfect for relaxing or entertaining. A single garage with a side door leads directly into the garden—ideal for convenience and practicality with a dedicated parking space situated across the lane.

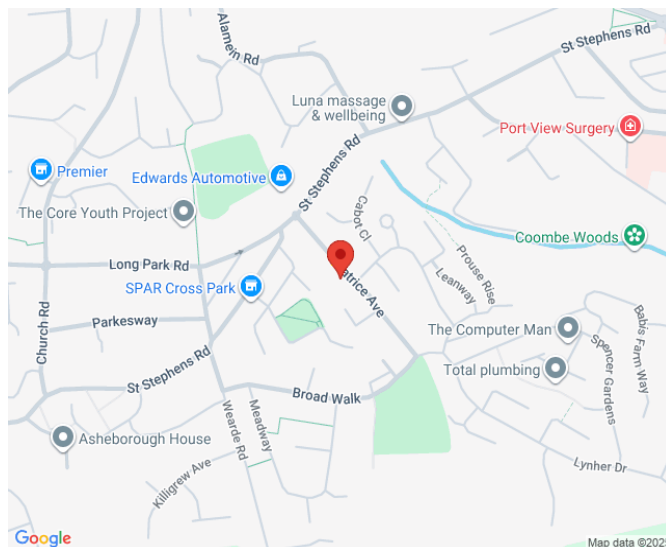
A wonderful home full of charm, character, and high-quality modern touches.

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.



Total area: approx. 132.6 sq. metres (1427.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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