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

Yellow Tor Court, Lower Burraton, Saltash

**BELVOIR!**

Guide price £300,000





## Key Features

- > Open Plan Living
- > Stylishly Redesigned and Refurbished
- > Immaculately Presented Throughout
- > Three Bedrooms
- > Off Road Parking

\*\*\* LOOKING FOR THE WOW FACTOR? \*\*\*

Belvoir are delighted to present this immaculate and beautifully remodelled three-bedroom home, set in the highly sought-after Lower Burraton area of Saltash, Cornwall.

Extended and refurbished to an exceptional standard, this stunning property offers contemporary open-plan living throughout its spacious ground floor, with stylish design touches at every turn.

Key features include off-road parking, a handy downstairs WC, a generous living room, and a modern kitchen complete with quality appliances.



Upstairs offers a master bedroom with fitted wardrobes and lovely views, two further bedrooms, and a well-presented family bathroom.

The property also benefits from gas central heating, double glazing, and excellent storage.

Outside, the low-maintenance enclosed rear garden provides a great space to relax, complemented by a fantastic garden shed/utility area with power and plumbing—ideal for laundry or hobbies.

Perfectly located within walking distance of Burraton Primary School, Tintcombe Park and the local Spar convenience store, with convenient access to bus routes and commuter links.

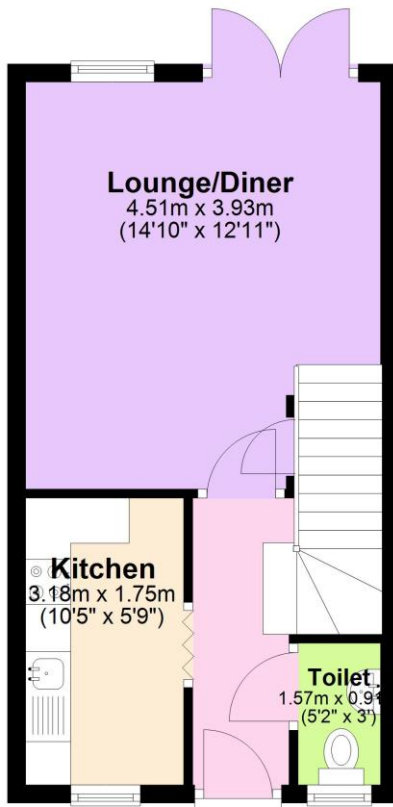
A truly unique home in today's marketplace—early viewing is highly recommended!

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 and a 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.



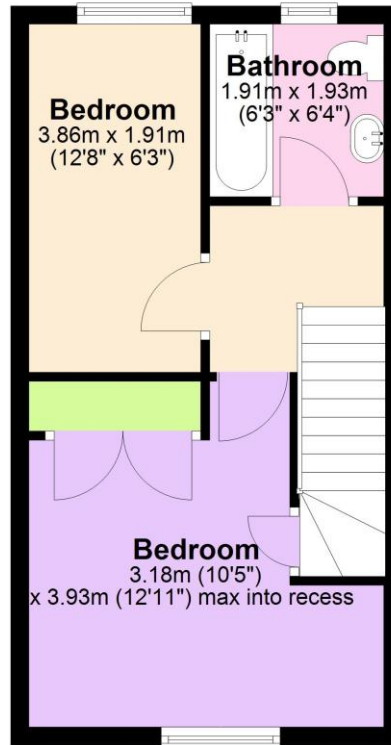
## Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



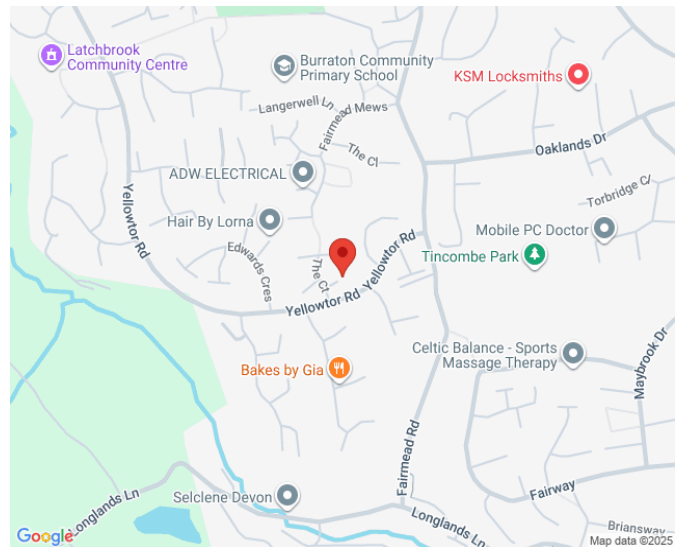
## First Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.

Contact us today to arrange a viewing...

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