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

Longmeadow Road, Saltash

BELVOIR!

Guide price £230,000



Key Features

- > NO ONWARD CHAIN!
- > Off Road Parking & Shared Driveway
- > Lounge, Dining Room, Breakfast Room & Kitchen
- > Front & Rear Gardens
- > Bathroom & Separate Toilet

Spacious Three Bedroom Semi-Detached Home with Stunning River Views & Huge Potential!

Located in a highly sought-after central position, this wonderful three-bedroom property offers generous accommodation, plenty of scope to add your own stamp, and breath-taking views across the River Tamar and beyond.

The home features off-road parking, a rear garden enjoying superb outlooks, and three versatile reception rooms, providing excellent space for family living, home working, or entertaining. The kitchen is well-proportioned, while upstairs you'll find three good-sized bedrooms, a family bathroom, and a separate WC.



Further benefits include double glazing, gas central heating, plus a basement-level utility room and an additional storage area, ideal for hobbies, workshop space or future development (subject to consents).

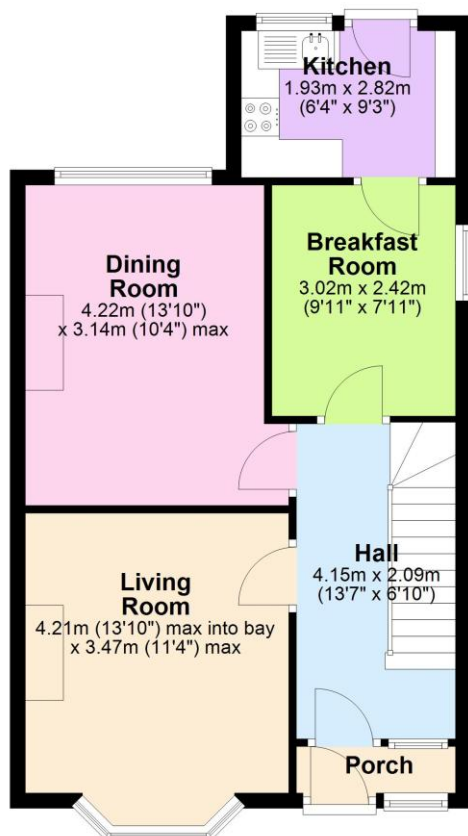
Perfectly positioned just moments from Saltash town centre, the property is offered to the market with no onward chain, making it an ideal opportunity for those looking to move quickly.

Early viewings are strongly 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, 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.

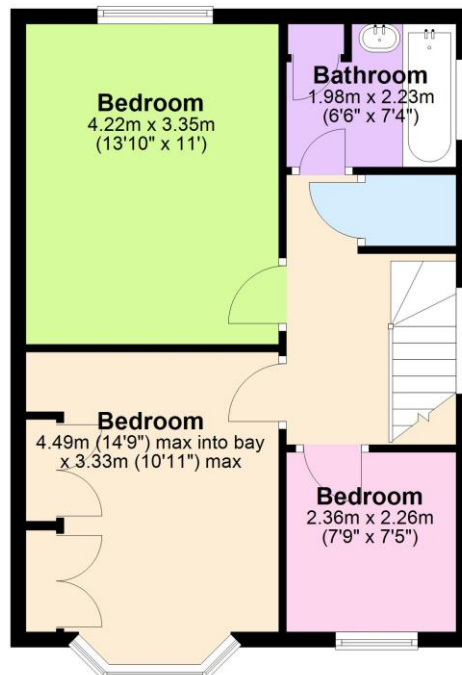
Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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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Contact us today to arrange a viewing...

belvoir.co.uk/offices/plymouth

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