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

**Symons Road, Saltash**

**BELVOIR!**

**Guide price £220,000**





### Key Features

- > Two double bedroom period property
- > Central Saltash location
- > Short walk to station & town centre
- > No onward chain
- > Potential for third bedroom/loft room

This charming two double bedroom period property is ideally situated in the heart of Saltash, Cornwall, just a short walk from Saltash train station and the town centre. Offered for sale with no onward chain, the property also provides excellent potential to create a third bedroom and/or a loft room, subject to the necessary consents.

The accommodation begins with a welcoming porch and entrance hallway featuring attractive wooden flooring and period details, leading through to a spacious living room with feature fireplace and bay window. A separate dining room, also with wooden flooring, offers an ideal space for entertaining. To the rear, the home benefits from a contemporary fitted kitchen, complemented by a useful utility room and downstairs WC.





On the first floor is a spacious and attractive landing, a generous master bedroom, and a second double bedroom with fitted wardrobes. A modern shower room completes the accommodation.

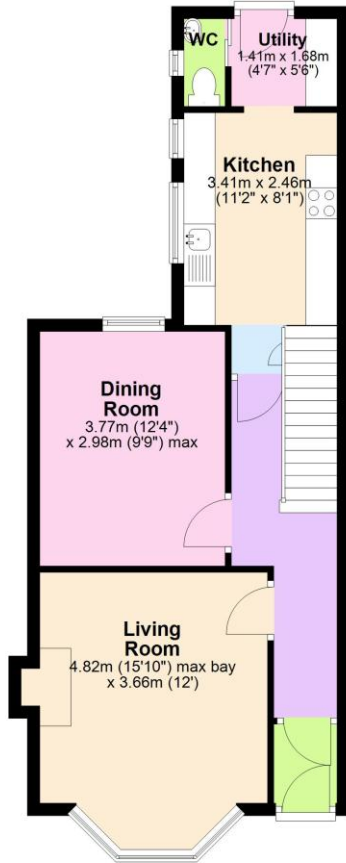
Externally, the property enjoys a rear courtyard garden with a gate providing access to a rear service lane, where a single garage is located directly opposite. Further benefits include gas central heating, double glazing, and an abundance of original period features throughout.

A fantastic opportunity to acquire a well-located period home with scope to further enhance, perfectly suited to buyers looking for character, convenience and potential.

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. 48.9 sq. metres (526.3 sq. feet)

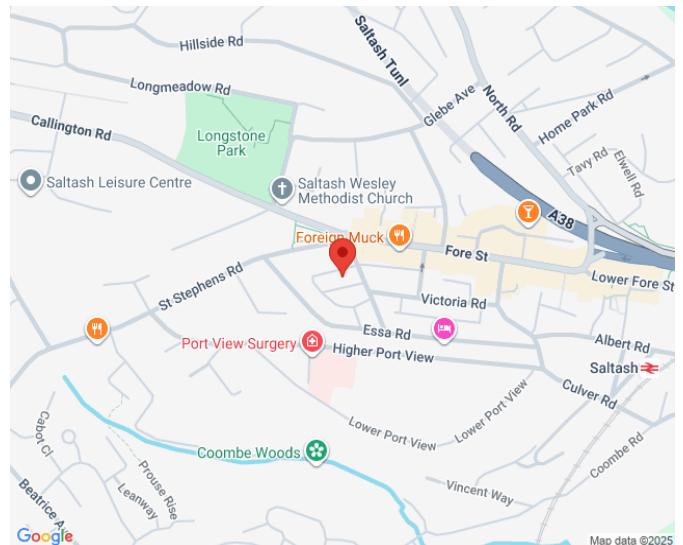


### First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)



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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