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

**Hessary View, Saltash**

**BELVOIR!**

**Guide price £250,000**



## Key Features

- > Three Double Bedrooms
- > Semi-Detached Home
- > Driveway & Carport
- > Spacious Accommodation Throughout
- > Dual Aspect Living Room

\*\*\* NO ONWARD CHAIN!! \*\*\*

A warm and inviting three double bedroom semi-detached home situated in a popular central location.

This property is immaculately presented throughout and could suit many different types of buyer!

Features include; driveway and carport, spacious dual-aspect living room with fireplace, attractive kitchen/diner, wooden flooring, downstairs bedroom, a great sized bathroom with bath and separate shower cubicle, low maintenance front and rear gardens, GCH, DG & more!

Call today to book your viewing.



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. 62.3 sq. metres (670.8 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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...

# BELVOIR!

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