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

Hawks Park, Lower Burraton, Saltash

BELVOIR!

Offers in excess of £367,500



Key Features

- > Four Bedroom Detached House
- > Driveway & Garage
- > Spacious Lounge/Dining Room
- > Wrap Around Gardens
- > Kitchen & Utility Room

*** NO ONWARD CHAIN!! ***

A wonderful opportunity to put your own stamp on an already impressive four-bedroom detached family home!

The property is tucked-away within one of Lower Burraton's most popular roads and has plenty of scope to improve and extend (subject to the relevant planning permissions).

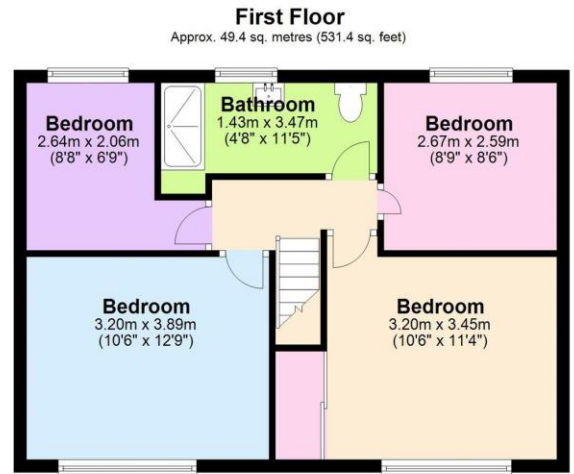
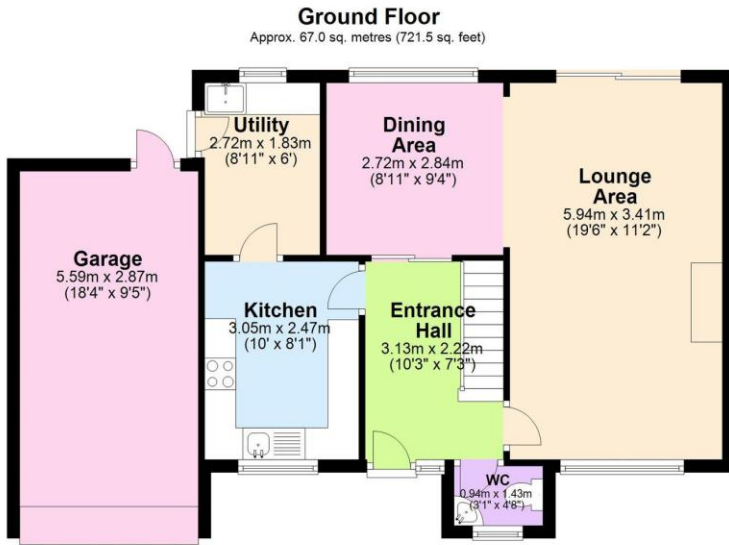
Favourably positioned near to bus stops, Tincombe Park & Forder Creek, this fantastic home is offered for sale with 'no onward chain' and benefits from an array of salient features that include; a great sized garage with loft storage, driveway and potential to add further off road parking, downstairs toilet, level wrap-around gardens with patio, lawn, sheds and greenhouse,



A generous dual aspect living area with gas fire and patio doors, a dining room open into the living area, fitted kitchen, separate utility room, a modern shower room with walk-in double shower cubicle, far reaching views towards Trematon Castle, GCH, DG & more!

A truly unique offering in the current marketplace and one not to be missed!
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.



Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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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