



3  2  1 

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

Essa Road, Saltash

BELVOIR!

Guide price £375,000



Key Features

- > Three Bedroom Detached House
- > Stunning Garden Room
- > Attractive Wrap-Around Gardens
- > Dual Aspect Living Room
- > Contemporary Kitchen/Diner

A unique family home nestled in one of Saltash's most popular roads!

This wonderful detached property is well-presented throughout and conveniently located only a stone's throw from Saltash train station, town centre & amenities.

The property is also light and spacious and enjoys a generous plot. Features include; driveway parking for multiple vehicles, a stunning garden room opening into the kitchen and offering passive solar heating, a contemporary kitchen/diner with a new cooker (2023) and porcelain splashback tiles, a dual-aspect living room, downstairs toilet, office space with electric, two double bedrooms and a good sized single, a modern shower room with walk-in double shower, river views & more!



Outside there are superb wrap-around gardens with several private areas including a beautiful, traditional cottage garden, a patio area covered by a lean-to pergola with imported Spanish porcelain floor tiles and several additional areas to sit!

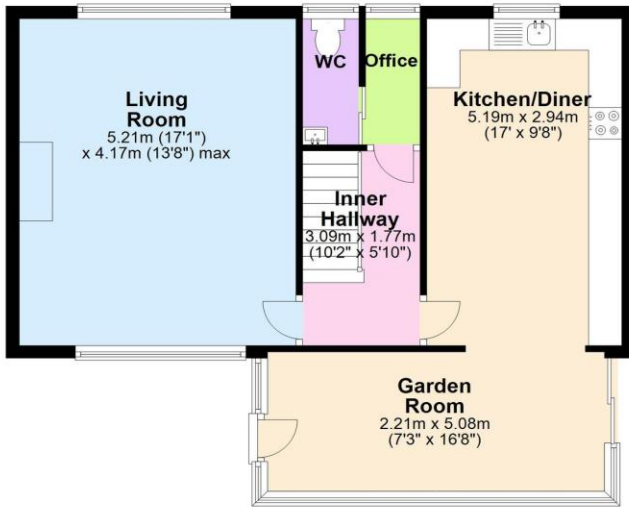
There is also a single garage (accessed via Victoria Road) with handy utility room and workshop attached.

This one-off property truly offers something different in the current marketplace and need to be seen to be fully appreciated.

Call today to find out more!

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. 58.9 sq. metres (634.3 sq. feet)

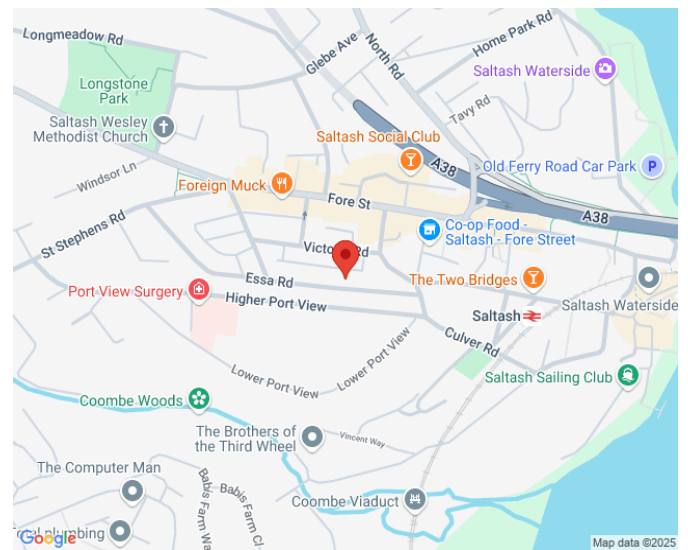


First Floor
Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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!

belvoir.co.uk/offices/plymouth

01752 850440