



The Speares, Saltash

Guide Price £300,000

3 2 2



Located in a highly sought after area, The Speares offers a beautifully appointed, three bedroom, ideally positioned approximately 1.3 miles from the town centre, where you'll find a variety of shops and local amenities.

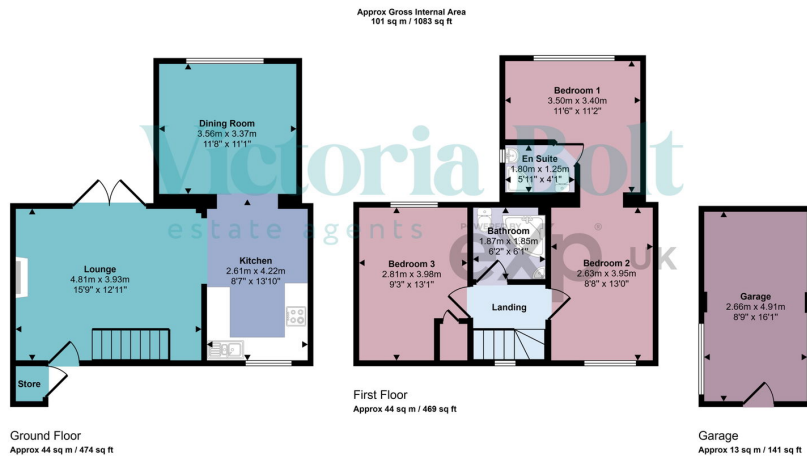
Stepping inside, you are welcomed into a bright and airy reception room, complete with a gas fire and French doors that open out to the rear garden. Flowing seamlessly from here, the well-equipped kitchen is fitted with stylish matching floor and wall-mounted units and features an integrated gas oven, electric hobs, and an under-counter fridge, along with space for a washer/dryer. Adjacent to the kitchen, the dining room enjoys a bi-fold window, providing views over the rear garden. The ground floor is enhanced by solid oak flooring.

The staircase leads to the first-floor landing, providing access to three generously sized double bedrooms and a well-appointed family bathroom. The master bedroom, situated at the rear of the property, benefits from an en-suite shower room and offers picturesque views of the garden and surrounding fields. The family bathroom features a bath with an overhead shower, a heated towel rail, a wall-mounted hand basin, and a WC.

At the rear, the mature garden is primarily laid to lawn and includes a patio area—an ideal space for entertaining or alfresco dining. Raised flower beds add charm, while a summer house enhances the outdoor experience. Additionally, the property offers access to a useful storage area beneath the house.

To the front, a converted garage currently serves as a yoga studio, providing a versatile space to suit various needs. The property also benefits from an allocated parking space and ample visitor parking.





- Terraced home
- Lounge with French doors
- Separate kitchen and dining room
- 2/3 bedrooms
- Master bedroom with ensuite
- Enclosed rear garden
- Converted garage
- Allocated parking space
- Nearby amenities
- Town location

