



**Connells**

Belle Vue Road  
Saltash



### Property Description

NO CHAIN - VACANT POSSESSION - Don't miss the opportunity to make this unique maisonette your new home. The spacious lounge is the heart of this home, featuring french doors that flood the room with natural light and offer impressive views of the River Tamar. Step out onto the balcony to enjoy your morning coffee or evening drinks while soaking in the stunning scenery. This maisonette has been meticulously updated to a high standard, with contemporary finishes and fittings throughout.

Both bedrooms are generously sized, offering ample space for relaxation and storage. The bedrooms benefit from the same stunning views as the lounge, ensuring a tranquil retreat at the end of the day. This property is available with no onward chain, allowing for a smooth and hassle-free purchase.

### Entrance Hall

Radiator.

### Kitchen / Diner

16' 4" x 8' 4" ( 4.98m x 2.54m )

The property boasts an attractive open plan kitchen/diner. The kitchen comprises of a range of matching wall and base units with complimentary worktops above. Integrated oven with a countertop gas hob. Space for under counter appliances including a washing machine. Stainless steel sink and drainer with mixer tap. Radiator. Two double glazed windows to the side elevation.

### Main Bedroom

15' 2" x 10' 1" ( 4.62m x 3.07m )

Radiator. Double glazed window to the side elevation.

### Bedroom 2

10' 2" max x 10' 3" max ( 3.10m max x 3.12m max )

Radiator. Double glazed window to the side elevation.

### Shower Room

Modern fitted shower room with walk in shower enclosure, vanity sink unit and a low level w.c. Heated towel rail. Double glazed window to the front elevation.





## Second Floor

### Lounge

12' 9" x 19' 6" ( 3.89m x 5.94m )

One of the stand out features of this property is the impressive lounge which enjoys stunning widespread views. Two radiators. Double glazed doors open out on to a balcony. Access to ample eaves storage.

### Outside

The property benefits from two allocated parking spaces.



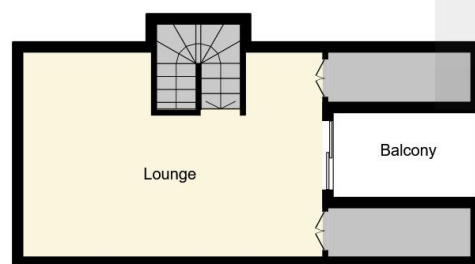




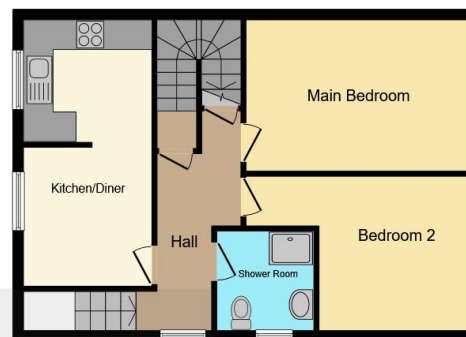




**Ground Floor**



**Second Floor**



**First Floor**



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**EPC Rating: C**

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Tenure: Freehold



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