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

Trelawney Road, Saltash

BELVOIR!

Guide price £365,000



Key Features

- > Spacious four-bedroom detached family home in a quiet cul-de-sac
- > Peaceful setting beside Coombe Woods & close to town centre
- > Large entrance hallway & downstairs WC
- > Dual-aspect living room with floor-to-ceiling windows & feature fireplace
- > Separate dining room with fireplace

NO ONWARD CHAIN!

A spacious four-bedroom detached family home tucked away in a desirable cul-de-sac, ideally positioned in a peaceful setting adjacent to Coombe Woods yet within easy walking distance of Saltash town centre.

This fantastic property offers generous accommodation throughout and is perfect for those seeking a quiet location with plenty of space.

On the ground floor the home features a large entrance hallway, downstairs WC, a superb dual-aspect living room with floor-to-ceiling windows and a feature fireplace, a separate dining room with its own fireplace, and a well-proportioned kitchen/breakfast room complete with pantry and a handy utility room.



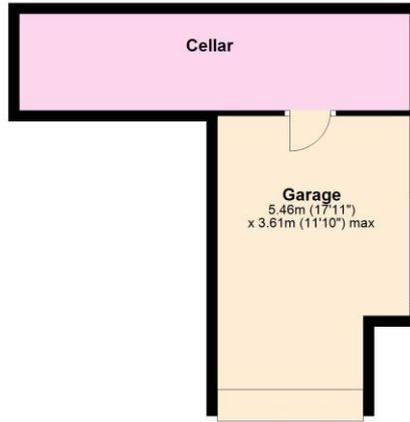
Upstairs there are three good-sized double bedrooms—two of which are dual aspect and include built-in wardrobes—plus a fourth single bedroom. The spacious landing provides extra storage, and the family bathroom benefits from both a bathtub and separate shower cubicle, complemented by an additional WC.

Externally, the property boasts a great-sized rear garden, an attractive front garden, a gated driveway, and a garage with window, workbench, and access into a fantastic versatile cellar area.

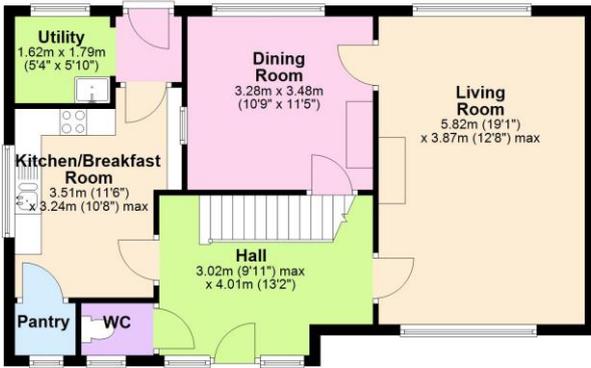
This wonderful home is priced to sell and offered with NO ONWARD CHAIN—early viewing highly recommended!

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, a college and 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.

Basement
Approx. 32.0 sq. metres (343.9 sq. feet)



Ground Floor
Approx. 65.2 sq. metres (701.8 sq. feet)

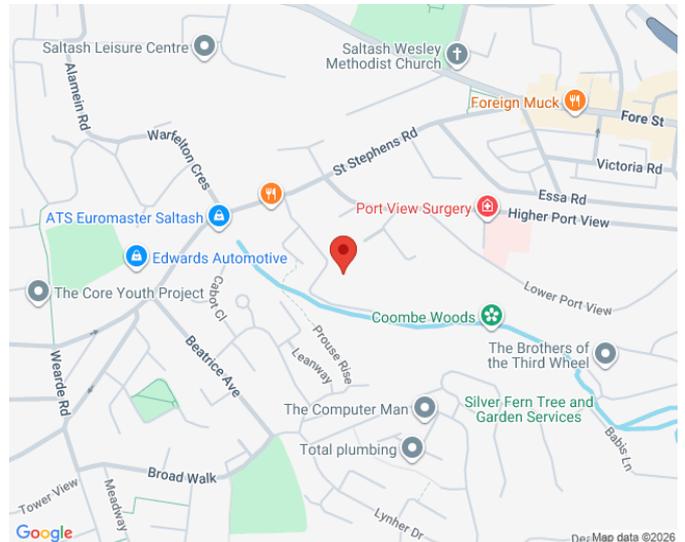


First Floor
Approx. 65.9 sq. metres (709.2 sq. feet)



Total area: approx. 163.0 sq. metres (1754.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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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