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**Freehold : Council Tax Band B  
EPC Rating F**

School Road, Landrake

**BELVOIR!**

Guide price £155,000



## Key Features

- > End of terrace character cottage
- > Two double bedrooms
- > Potential to create a third bedroom
- > Renovation opportunity
- > Private garden and parking space
- > No onward chain

## No onward chain

A rare and exciting opportunity to renovate this two double bedroom end of terrace character cottage in the heart of Landrake, Cornwall.

The property will benefit from a private garden and parking space and is ideally located just a short distance from the highly regarded Sir Robert Geffery's School, The Bullers Arms public house and eatery, and the local post office shop. There is also quick and easy access to the A38, providing convenient routes deeper into Cornwall or towards Plymouth via the Tamar Bridge.



The accommodation comprises an entrance hallway, living room with exposed beams and fireplace, and a spacious dining room with exposed beams and an inglenook fireplace, perfect for a log burner. There is also a kitchen and downstairs bathroom.

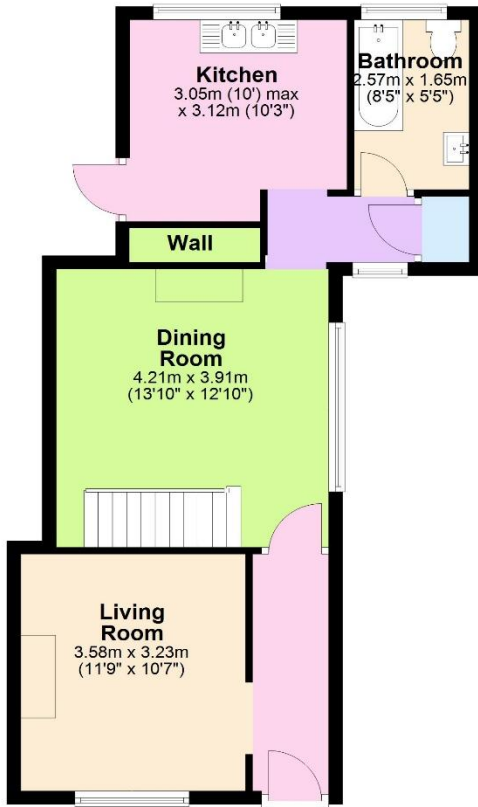
On the first floor are two generous double bedrooms, with one offering scope to potentially split and create a third bedroom, subject to any necessary consents.

Offered for sale with no onward chain, this charming cottage presents a fantastic opportunity for buyers looking to create a wonderful home in a popular Cornish village location.

Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

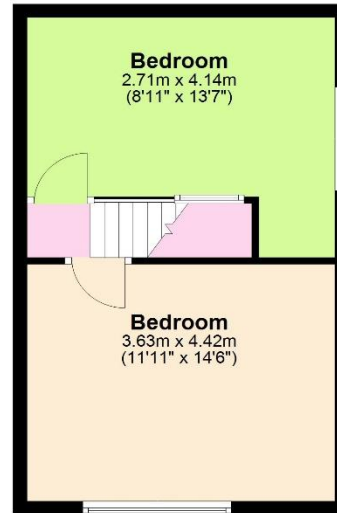
### Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



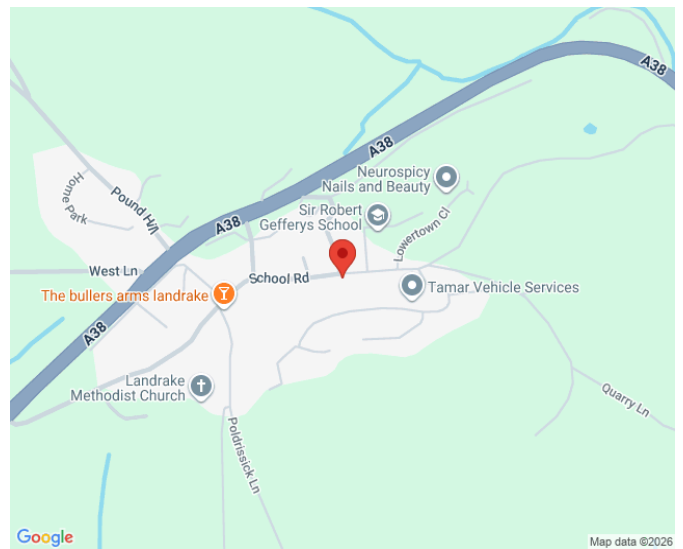
### First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 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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