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

Buller Park, Saltash

BELVOIR!

OIRO £175,000



Key Features

- > Two Good-Sized Double Bedrooms
- > Spacious Living Room With Electric Fire
- > Bright, Great Sized Kitchen/Diner
- > Sunny West-Facing Rear Garden With Gate & Shed
- > Family Bathroom

Wonderful First-Time Buy or Investment Opportunity in Saltash, Cornwall

Set in a quiet, tucked-away location, this delightful two-bedroom home offers an ideal chance for first-time buyers or investors to secure a fantastic property in a popular area of Saltash. Conveniently located close to local schools, shops, and the highly sought-after Tincombe Park, this property combines peaceful living with excellent accessibility to amenities.

Upon entering, you are welcomed into a spacious living room that benefits from a warm and inviting electric fire, perfect for relaxing evenings at home. The layout flows seamlessly into a generously sized kitchen/diner, awash with natural light, providing a wonderful space for family meals or entertaining friends.



The property features two well-proportioned double bedrooms, each offering ample space for comfortable living. The family bathroom is thoughtfully designed to meet the needs of modern living.

One of the standout features of this home is the sunny, west-facing rear garden. This level outdoor space is ideal for enjoying the afternoon and evening sun and includes a secure gate and a handy shed for extra storage.

Additional benefits include a front garden area, gas central heating, and double glazing throughout, ensuring comfort and energy efficiency all year round. While parking is available in bays located to the rear of the property, these are offered on a first-come, first-served basis.

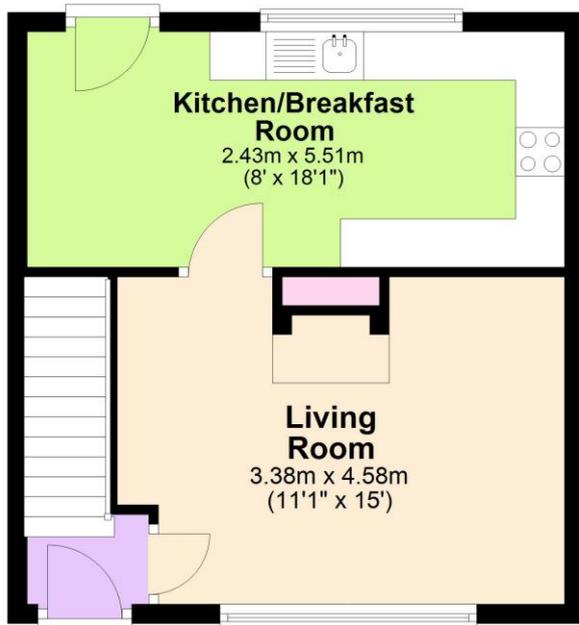
With its combination of great location, generous living spaces, and outdoor amenities, this property represents a fantastic opportunity in the current marketplace. Whether you are looking to purchase your first home or add to your investment portfolio, this Saltash residence is well worth a closer look.

Don't miss out on this excellent opportunity—call today to arrange your viewing and take the first step towards making this lovely property yours!

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. 32.6 sq. metres (350.4 sq. feet)



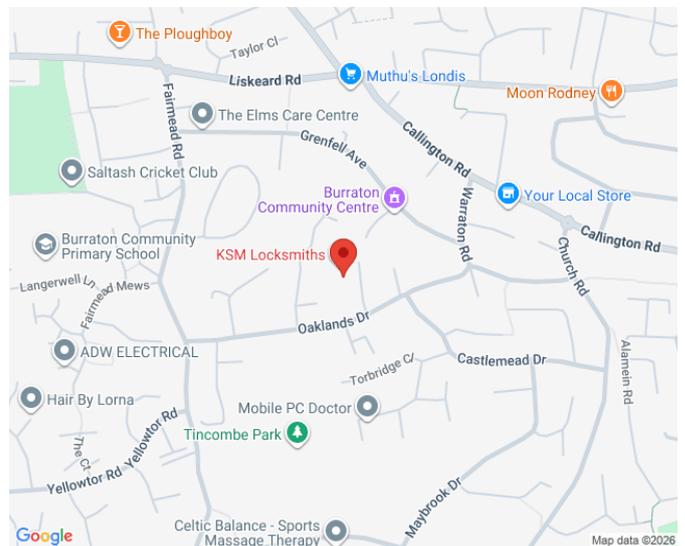
First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 66.0 sq. metres (710.6 sq. feet)

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