



2  1  1 

Harebell Close, Pillmere, Saltash

**BELVOIR!**

Guide price £200,000



## Key Features

- > Two-bedroom end-terrace home
- > Popular modern development
- > Stylish fitted kitchen
- > Ground floor W/C
- > Lounge/diner with French doors

Tucked away in a quiet corner of this modern development, this beautifully presented two-bedroom end-terrace home offers a perfect blend of comfort and style.

The welcoming entrance hall leads to a contemporary front-facing kitchen, thoughtfully designed with space for all essential appliances, along with a convenient ground floor W/C. To the rear, the spacious lounge/diner is filled with natural light from a window and French doors, opening out to the private garden and creating an ideal space for both relaxing and entertaining.

Upstairs, the property features two well-proportioned bedrooms and a modern family bathroom fitted with a sleek three-piece suite and shower over the bath. The principal



bedroom enjoys a pleasant outlook to the front overlooking a nearby park, while the second bedroom offers peaceful views across the rear garden.

Externally, a small patio area provides an inviting entrance, with a side path leading to the fully enclosed rear garden. The garden itself is not yet fully completed, offering an excellent opportunity for the new owner to design and create their perfect outdoor space. The property also benefits from an allocated parking space just a short walk away. Further enhancing its appeal, the home is fitted with owner-operated solar panels, offering a valuable additional income stream.

A fantastic opportunity to acquire a stylish home in a desirable setting.

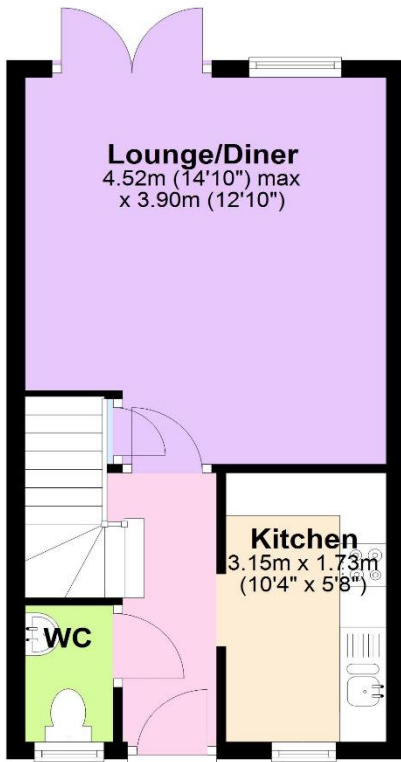
Pillmere is a modern residential district on the eastern side of Saltash, with local green spaces and play areas nearby. Saltash town centre is within easy reach, where you'll find a range of shops, supermarkets, cafes and everyday amenities, as well as the riverside and Waterside Conservation Area overlooking the River Tamar.

For families, Saltash has several primary schools and a secondary school within a short drive, plus leisure facilities including Saltash Leisure Centre and local sports clubs.

Public transport connections are convenient. Saltash railway station is around a 5-10 minute drive away, with regular services to Plymouth in roughly 10 minutes and to Exeter and beyond. The A38 is close by, providing straightforward road access into Plymouth via the Tamar Bridge

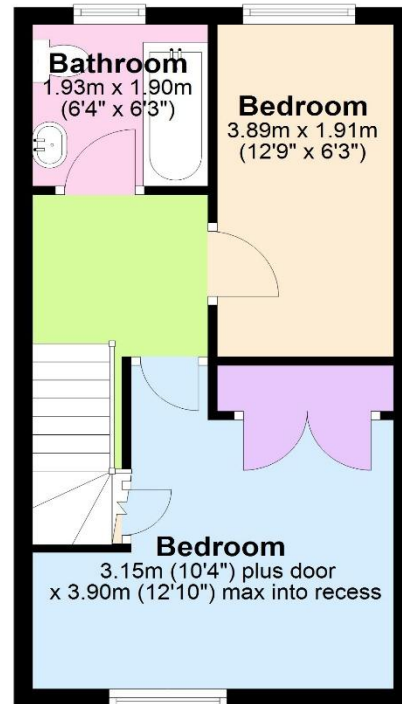
## Ground Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



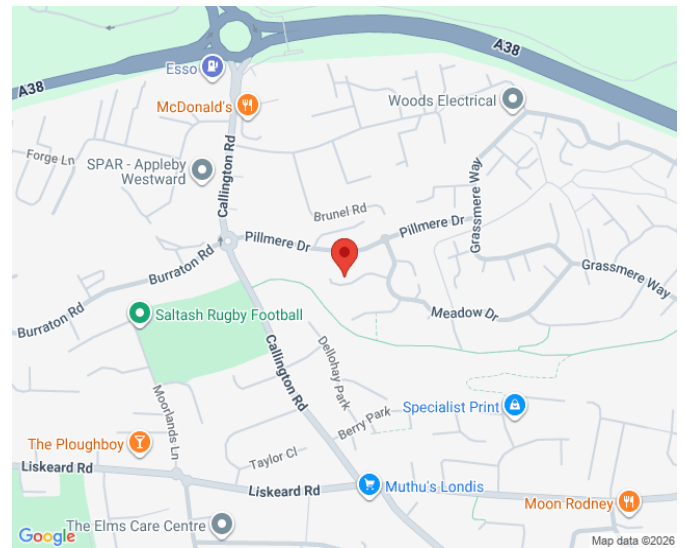
## First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 60.3 sq. metres (648.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	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...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440