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

Ashton Way, Saltash

BELVOIR!

Guide price £200,000



Key Features

- > Two Double Bedrooms
- > End Of Terrace
- > Two Off Road Parking Spaces
- > Wonderful Views Towards The River Tamar
- > Designed With Disabilities In Mind

This beautifully presented two double bedroom end-of-terrace home offers a rare combination of modern style, thoughtful design, and stunning countryside views.

Designed with accessibility in mind, the property benefits from extra-wide doors and hallways, along with a spacious downstairs toilet and bathroom, making it ideal for those seeking a more accessible living space without compromising on style or comfort.

The ground floor features a bright and contemporary kitchen, a generously sized lounge/diner with an attractive fireplace, and elegant French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living.

Upstairs, two well-proportioned double bedrooms offer comfortable accommodation, all presented in excellent decorative order throughout.



Externally, the property boasts two off-road parking spaces to the front and a charming, tiered rear garden that includes a raised patio area perfect for entertaining, a well-kept lawn, a garden shed, and convenient side access.

The outdoor space enjoys far-reaching views across open countryside, providing a peaceful and picturesque setting.

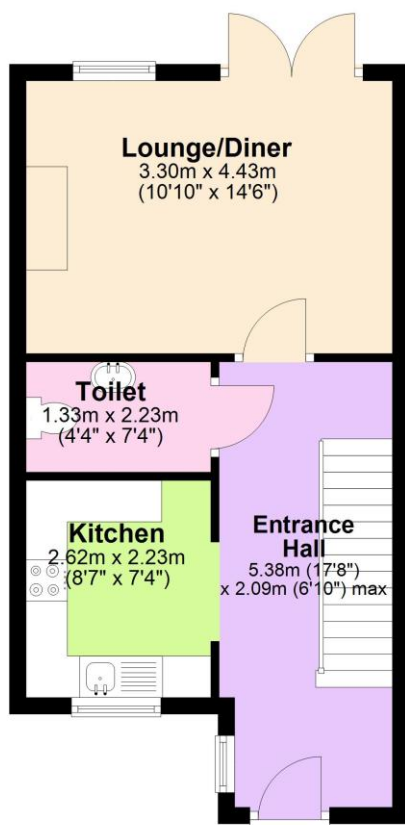
Situated in a desirable location and offering a high level of finish throughout, this home is ideally suited to a range of buyers, including those looking for accessible living, first-time buyers, or anyone seeking a low-maintenance home with character and views.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

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.

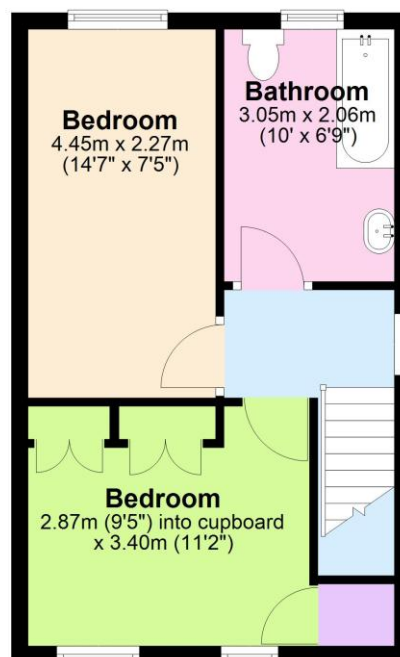
Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



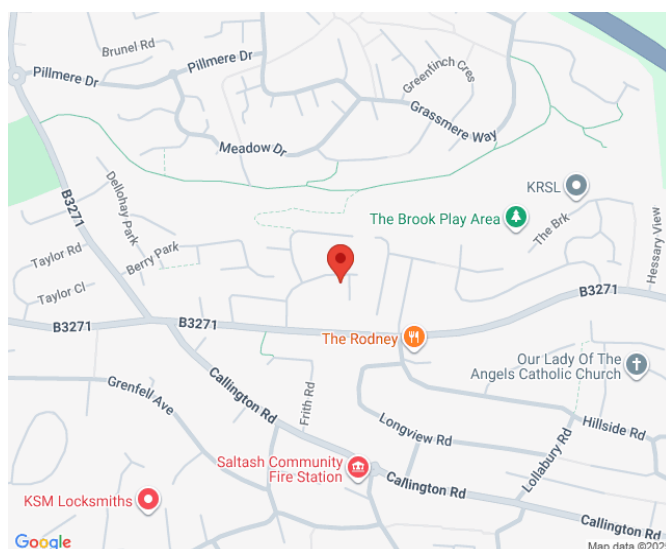
First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.

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Contact us today to arrange a viewing...

belvoir.co.uk/offices/plymouth

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