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Freehold : Council Tax Band C
EPC Rating C

Mortimore Close, Saltash

BELVOIR!

Guide price £280,000



Key Features

- > A well presented four-bedroom link-semi-detached home
- > Spacious and versatile family accommodation throughout
- > Stunning contemporary kitchen/diner with integrated appliance
- > Newly installed Neff induction hob and Hisense oven
- > Beautiful engineered oak flooring to four ground-floor areas

A beautifully presented four-bedroom link-semi-detached family home, offering wonderfully spacious and versatile accommodation throughout!

Perfectly suited to modern family living, this fantastic property combines stylish interiors with a delightful south-facing garden, all within easy reach of local schools and amenities.

At the heart of the home is a stunning contemporary kitchen/diner, featuring a newly installed Neff induction hob, Hisense oven, integrated appliances and patio doors opening directly onto the rear garden. This fabulous space is perfect for entertaining and family gatherings!

The generous living room offers fantastic space, whilst a versatile additional reception room offers the ideal space for a home office, playroom or snug.



The current owners have also enhanced the ground floor with beautiful engineered oak flooring throughout the living room, entrance hall, study/playroom and downstairs toilet, adding a lovely sense of warmth and quality.

Upstairs, four well-proportioned bedrooms are complemented by a modern family bathroom and en-suite shower room, both of which have benefited from newly fitted showers.

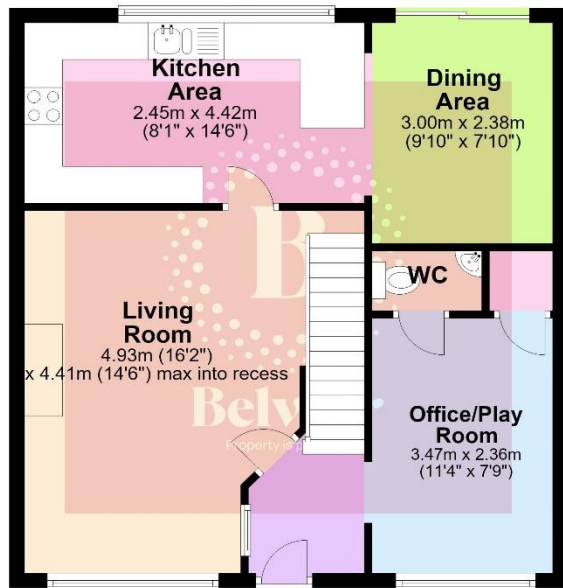
Outside, the delightful south-facing rear garden has been further improved by the current owners, with attractive flower beds, a vegetable patch and new fencing creating a wonderful outdoor space for relaxing, gardening and entertaining. Off-road parking for two vehicles adds further convenience.

Beautifully maintained and thoughtfully improved, this wonderful family home is ready to move straight into and offers an excellent opportunity for growing families! An internal viewing is 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.

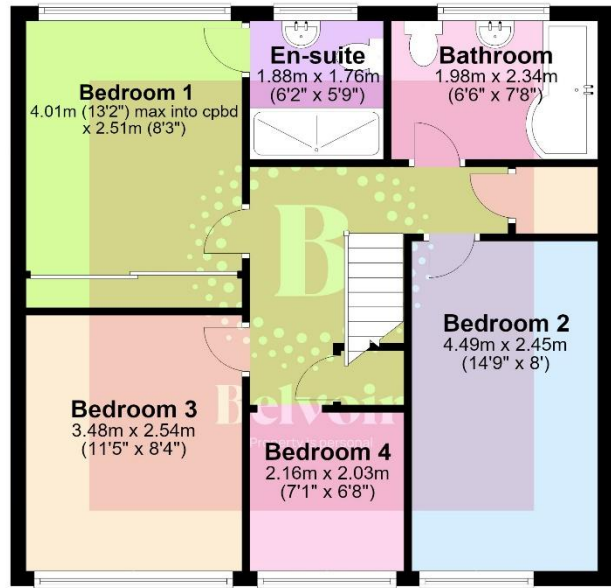
Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



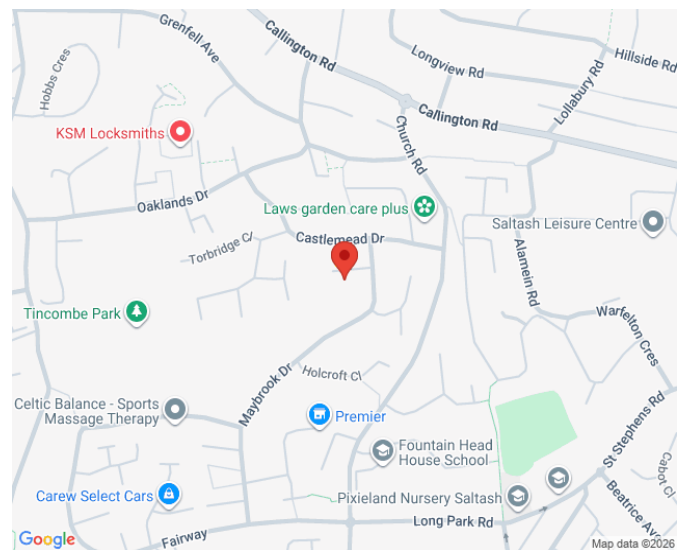
First Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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...

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