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

Callington Road , Saltash

BELVOIR!

Guide price £210,000



Key Features

- > No onward chain
- > Four-bedroom period property
- > Dining room with bay window & fireplace
- > Separate living room with built-in cupboards
- > Contemporary kitchen/diner with integrated appliances

No Onward Chain!

A charming and spacious four-bedroom period property conveniently located close to local shops, amenities and bus stops.

This well-presented home offers a superb balance of character features and modern comforts throughout.

The ground floor boasts a spacious dining room with bay window, feature fireplace and wooden flooring, along with a separate living room complete with built-in cupboards. An inviting entrance vestibule opens into an attractive hallway, leading through to a wonderful contemporary kitchen/diner fitted with integrated appliances and ample space for a dining table and chairs. To the rear is a bright conservatory which opens out to the courtyard garden.

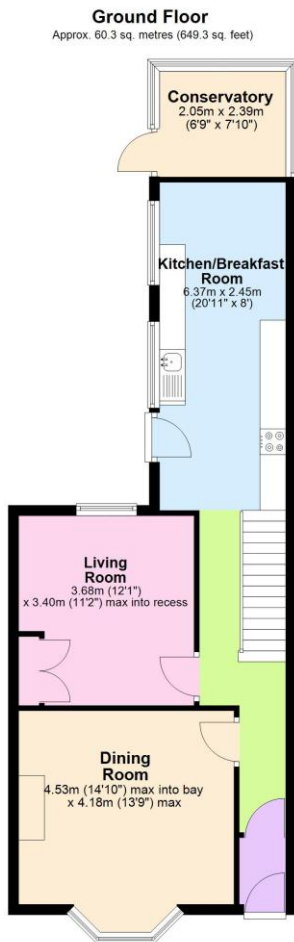


There is also off-road parking positioned at the back of the courtyard.

Upstairs you will find a great sized master bedroom with bay window, pleasant views and fitted wardrobes, a second double bedroom with fitted wardrobe, and a third dual-aspect double bedroom with storage cupboard. The property also benefits from a large family bathroom with bath and electric shower.

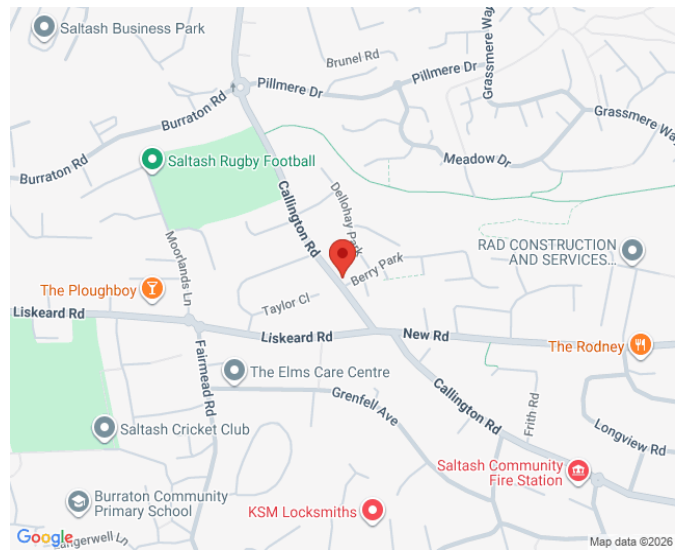
Further features include gas central heating and double glazing.

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.



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 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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