





2 2 1

Freehold : Council Tax Band C
EPC Rating D

Old Ferry Road, Saltash

BELVOIR!

£268,500



Key Features

> Spacious two-bedroom home offering approximately 1,213 sq ft
> Two generous double bedrooms
> Separate living room with attractive bay window
> Good-sized dining room
> Spacious kitchen with adjoining breakfast area

*** STUNNING RIVER VIEWS & NO ONWARD CHAIN! ***
A wonderful opportunity to enjoy life overlooking the River Tamar!
This spacious and extended two-bedroom home occupies a fantastic position on Old Ferry Road, directly opposite the waterfront, with delightful views across the river, moored boats and surrounding countryside.
One of the real highlights of this lovely home is its outlook, with beautiful river views enjoyed from both the living room and the principal bedroom. The generous living room features an attractive bay window, creating a lovely spot to sit and watch the ever-changing waterfront, while a separate dining room provides plenty of space for entertaining.









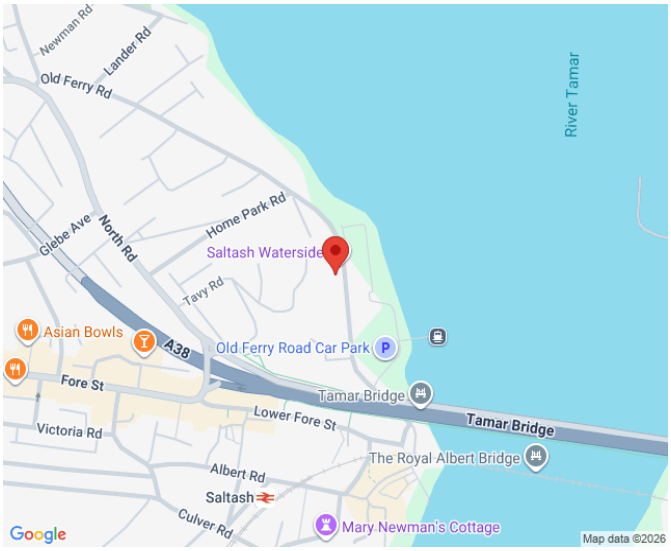
The property has been extended to the rear to create a particularly spacious kitchen, offering an excellent amount of worktop and cupboard space, with a bright adjoining area opening directly onto the garden. A useful downstairs toilet adds further convenience.
Upstairs, there are two generous double bedrooms, including a particularly spacious principal bedroom with two windows framing those wonderful Tamar views. The accommodation is completed by a large family bathroom featuring both a corner bath and a separate shower enclosure.
The property has also benefited from a number of recent improvements, including new carpets throughout, some redecoration and the installation of a chemical damp-proof course, making it an appealing home for buyers looking to move in and add their own finishing touches over time.
Outside, the enclosed rear garden offers a pleasant and sheltered space to relax, with a generous patio ideal for outdoor dining, established planting and a useful garden outbuilding.
Situated in a fantastic waterfront position, with the open green space and river just across the road, the property is also conveniently placed for Saltash town centre and its range of shops, cafes and amenities.
Offered for sale with no onward chain, this is a brilliant opportunity to secure a spacious home in a truly special riverside setting. Call today to arrange your viewing!

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. 112.7 sq. metres (1212.7 sq. feet)





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

01752 850440