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

**Homer Park, Saltash**

**BELVOIR!**

**£250,000**





## Key Features

- > Three-bedroom, three-storey period home
- > Large tiered rear garden with great potential
- > No onward chain!
- > Popular road close to shop and bus stop
- > Contemporary kitchen/breakfast room with stable door

A charming three-bedroom, three-storey period home set in a popular road, just a short walk from a convenience store and bus stop. Bursting with character and offering versatile accommodation, this unique property is sure to appeal to a wide range of buyers.

On the ground floor you'll find a welcoming entrance hallway, a delightful living room with large sash windows, a feature fireplace and attractive period details, along with a separate dining room featuring an exposed brick fireplace and sash window.

The first floor offers a spacious double bedroom with a fireplace, sash windows and an en-suite WC, plus a second bedroom with another character fireplace, sash window and pleasant views.





The basement level provides a generous contemporary kitchen/breakfast room complete with wooden beams and a stable door, a third bedroom, a modern family bathroom and a large, versatile conservatory offering excellent additional living space.

Outside, the rear garden is a real highlight — set over several tiers with fantastic potential for landscaping. With imagination and care, a keen gardener could create something truly special.

On-street parking and no onward chain.

This wonderful home would suit many different buyer types, including first-time buyers and investors.

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.

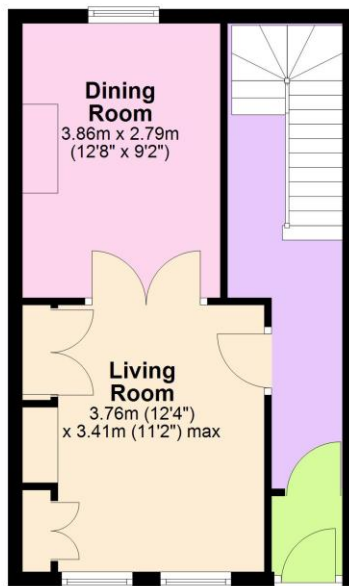
## Basement

Approx. 45.9 sq. metres (494.5 sq. feet)



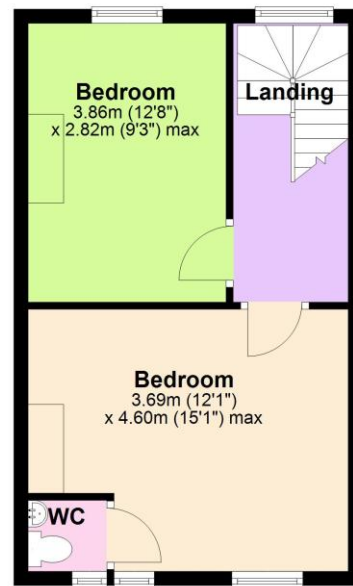
## Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



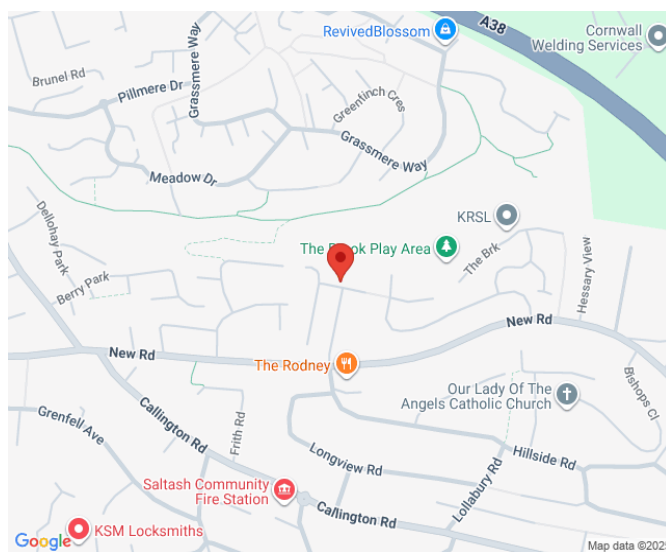
## First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.

# BELVOIR!

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