



2  1  1 

**Freehold : Council Tax Band A
EPC Rating C**

Babis Farm Row, Saltash

BELVOIR!

Offers in excess of £180,000



Key Features

- > Immaculately presented end of terrace home
- > Generous corner plot with stunning views
- > Warm lounge/diner with bespoke storage solutions
- > Contemporary kitchen/breakfast room
- > Two well-proportioned bedrooms

An immaculately presented two-bedroom end of terrace home enjoying a generous corner plot and picturesque views towards the Tamar Bridge and surrounding countryside.

This beautifully maintained property offers a warm and inviting feel throughout, featuring a bright lounge/diner with bespoke understairs storage and a clever fold-out dining table, perfect for modern living.

The contemporary kitchen/breakfast room provides plenty of worksurface space and ample cupboards, while upstairs offers a master bedroom with built-in storage and scenic views, a good-sized second bedroom, and a stylish bathroom with both bathtub and shower.



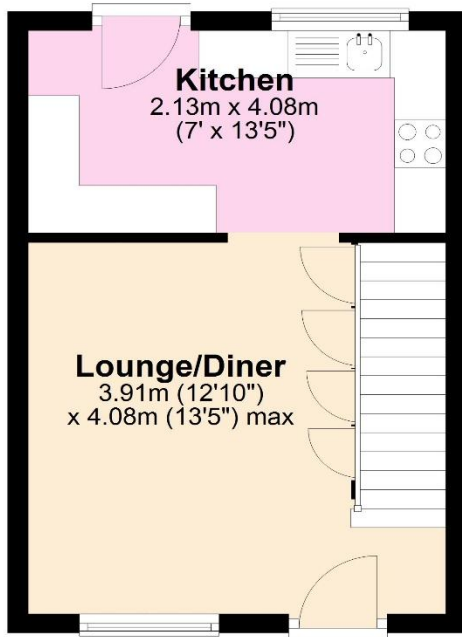
Outside, the fantastic corner plot garden wraps around the property, with a lawn, small patio area, and a handy side gate offering relatively level access, plus a second gate at the rear. Off-road parking is included, and the home is ideally located near local schools, amenities, and the popular Churchtown Farm Nature Reserve.

A regular bus service runs from the top of the road for added convenience.

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.

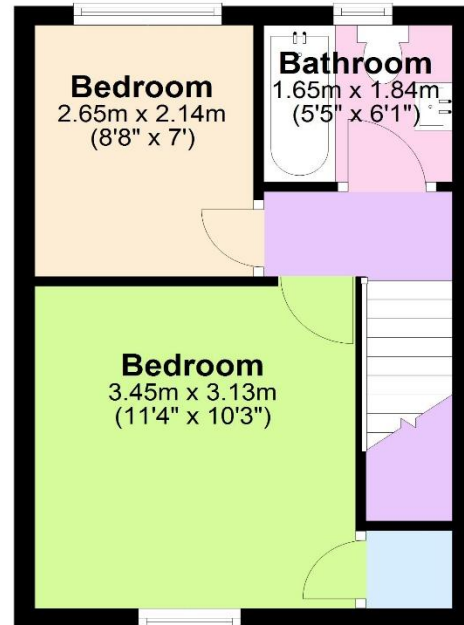
Ground Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



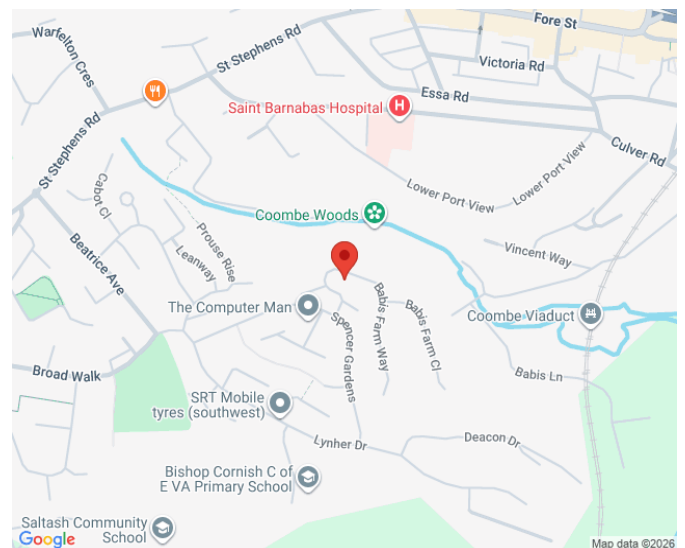
First Floor

Approx. 25.2 sq. metres (271.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	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...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440