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

Great Longlands Drive, Carkeel, Saltash

BELVOIR!

Guide price £300,000



Key Features

- > Brand New Development In Cornwall
- > Top Spec Flooring
- > Hyperoptic Broadband
- > NHBC Warranty
- > Driveway Parking

An immaculately presented, three double bedroom, modern townhouse located within the exciting new Treleden development on the fringes of Saltash, Cornwall.

This stunning home is light & airy throughout and offers quick and easy access to the A38 & A388.

Additional features include; driveway parking, stylish kitchen, a dual aspect lounge/diner with storage cupboard & French doors to the garden, attractive landings and hallway, downstairs toilet, two double bedrooms on the first floor along with a contemporary 'Jack & Jill' bathroom, a superb sized master bedroom on the second floor benefitting from a modern en-suite shower room with double shower cubicle.



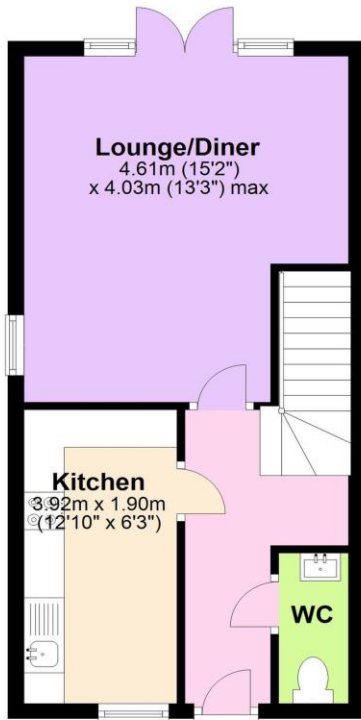
A lovely enclosed rear garden with lawn and patio, GCH, DG & more! This gorgeous home needs to be seen to be fully appreciated and viewings are most highly recommended!

Call today to find out more!

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 and a 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. 34.6 sq. metres (372.6 sq. feet)



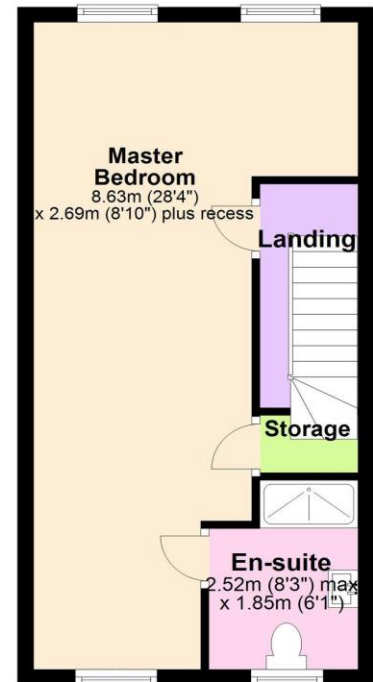
First Floor

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



Second Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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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