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

Brooking Way, Saltash

BELVOIR!

Guide price £190,000



Key Features

- > Two bedroom semi-detached bungalow
- > Over 55s development
- > No onward chain
- > Envable corner plot
- > Fantastic wrap-around garden

Available exclusively to the over 55s, this well-presented two bedroom semi-detached home occupies an enviable corner plot and is offered for sale with no onward chain.

The property offers comfortable and low-maintenance living, featuring a cosy living room, a fitted kitchen with direct access to the rear garden, a contemporary shower room, a generous double master bedroom with built-in wardrobe and a second bedroom with fitted wardrobes. A particular highlight is the superb wrap-around rear garden, which has been thoughtfully landscaped with attractive lawn and patio areas, complemented by a garden shed and newly installed fencing to provide an excellent outdoor space to relax and enjoy.



Additional benefits include an entrance hallway, useful storage cupboards, gas central heating and double glazing.

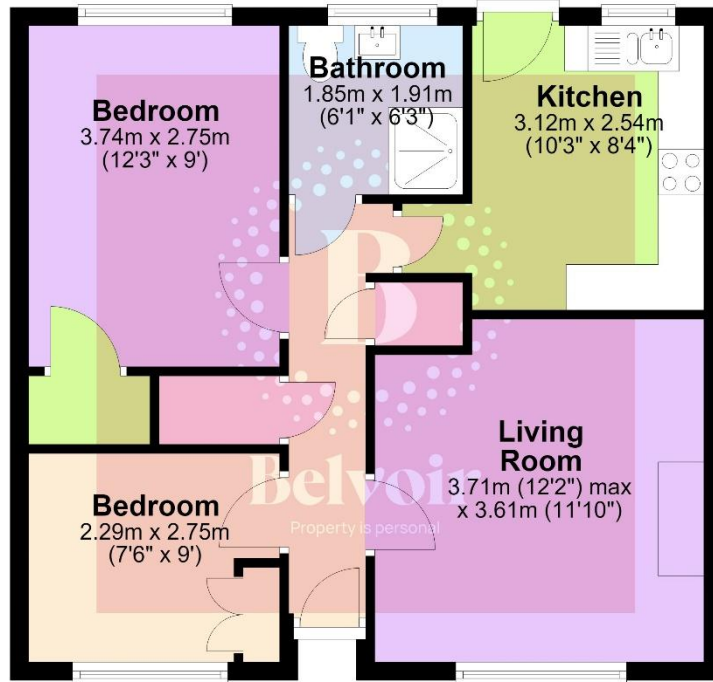
The property also enjoys access to communal parking bays, nearby bus stops and a range of local amenities within walking distance.

Leasehold with approximately 60 years remaining.

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. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.

Ground Floor

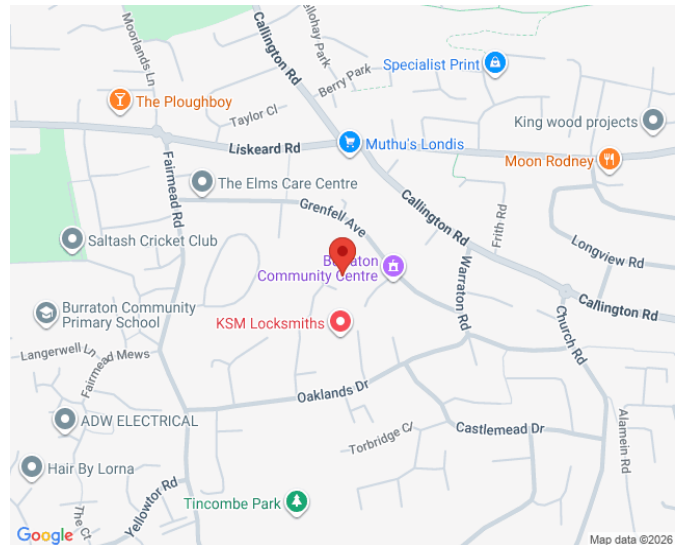
Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 51.0 sq. metres (549.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

		72 C	87 B
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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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