



3  1  1 

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

**Parkesway, St. Stephens, Saltash**

**BELVOIR!**

**Guide price £259,000**



## Key Features

- > Three Bedroom Semi-Detached Bungalow
- > Private Rear Garden
- > Garage & Driveway
- > Lounge/Diner
- > Fitted Kitchen

\*\*\* NO ONWARD CHAIN! \*\*\*

A lovely three bedroom semi-detached bungalow situated on a highly popular road within Saltash, Cornwall.

This wonderful home requires a degree of modernisation and offers the chance to redesign and extend, subject to the relevant planning permissions!

Features include; a long driveway for multiple vehicles, single garage, spacious lounge/diner with fireplace, fitted kitchen, bathroom, separate WC, GCH & DG! There is also a fantastic rear garden with lawn, greenhouse, mature plants and shrubs, a handy cellar with power and light along with a pretty front garden!



The property is situated within walking distance to bus stops, a SPAR convenience store and St Stephens Primary School.

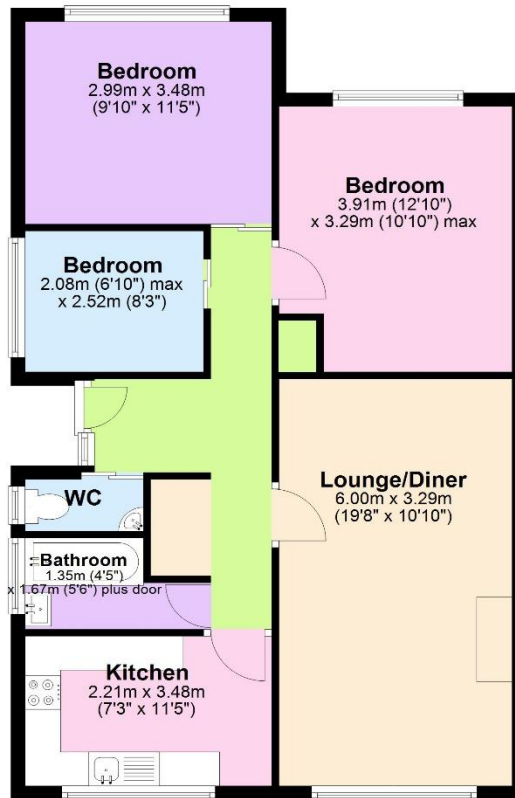
A truly exciting and unique offering in the currently marketplace and one to be viewed to fully appreciate the full potential!

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.

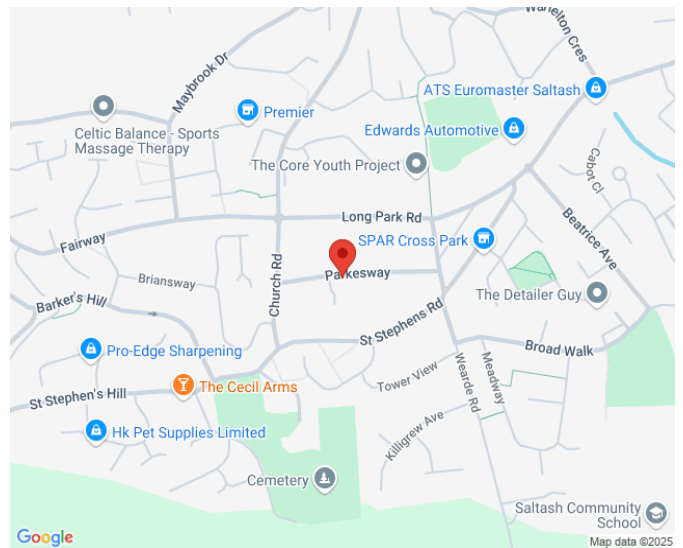
## Ground Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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](http://belvoir.co.uk/offices/plymouth)

01752 850440