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

Churchill Walk, Saltash

BELVOIR!

Guide price £195,000



Key Features

- > Fantastic renovation opportunity
- > Exciting asking price of £195,000
- > Three-bedroom end-of-terrace home
- > Spacious 16'10" kitchen/diner
- > Good-sized separate living room

*** FANTASTIC RENOVATION OPPORTUNITY! ***

An exciting opportunity to transform this three-bedroom end-of-terrace home, offered to the market at an attractive price and with no onward chain!

Perfect for buyers looking for a property they can really put their own stamp on, this spacious home offers plenty of potential and a surprisingly generous layout of approximately 860 sq ft.

The ground floor features a good-sized living room together with a fantastic 16'10" kitchen/diner opening directly onto the rear garden - a great space with lots of scope to create a stylish contemporary kitchen and entertaining area.



Upstairs you'll find three bedrooms, including two particularly good-sized rooms, along with the family bathroom. The property would now benefit from a programme of updating and redecoration throughout, providing the new owner with a brilliant blank canvas to create a home entirely to their own taste.

Outside, there are gardens to both the front and rear, while the property also benefits from a detached single garage - another valuable feature at this price point.

Situated in an established residential area of Saltash, within easy reach of local amenities, schools and transport links, this could make a fantastic project for anyone looking to create their next home or take on a renovation.

With no onward chain and an exciting asking price of just £195,000, we expect this one to attract plenty of attention!

Call today to arrange your viewing and see the potential for yourself!!

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.

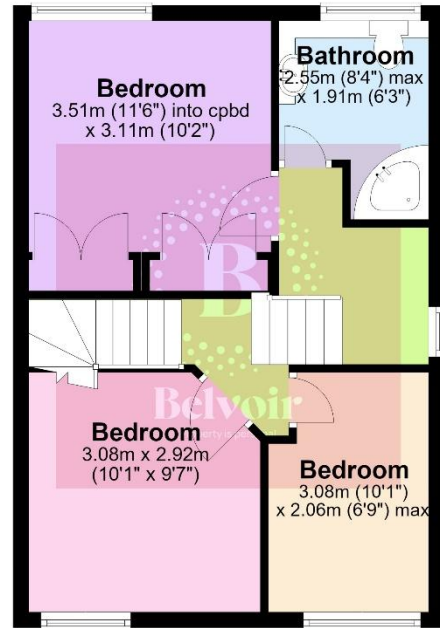
Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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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