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

Milch Park, Latchbrook, Saltash

BELVOIR!

Offers in excess of £250,000



Key Features

- > Three Bedroom Link Detached House
- > Driveway & Garage
- > Spacious Living & Dining Areas
- > Enclosed Rear Garden
- > Fitted Kitchen

*** NO ONWARD CHAIN! ***

A spacious three bedroom linked detached house in a popular cul-de-sac location!

Situated in the ever desirable Latchbrook area of Saltash in Cornwall, this tucked-away family home enjoys a driveway and garage as well as many other salient features.

They include; a downstairs toilet, a good sized enclosed rear garden, a spacious open-planned living room/dining area, fitted kitchen, entrance hallway, great sized bedroom, a contemporary shower room with walk-in double shower cubicle, GCH, DG & more!



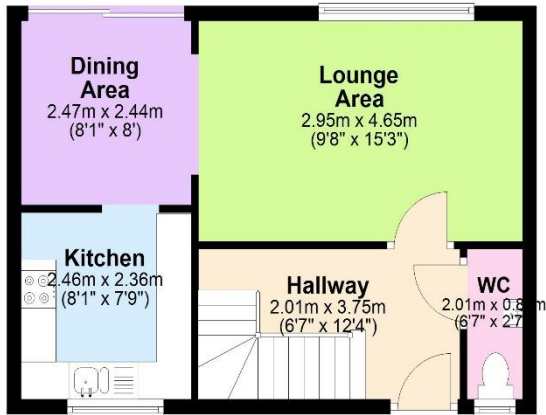
This fabulous home also has the potential to be redesigned and extended subject to the relevant planning permission.

Call today to book your viewing!

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

Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



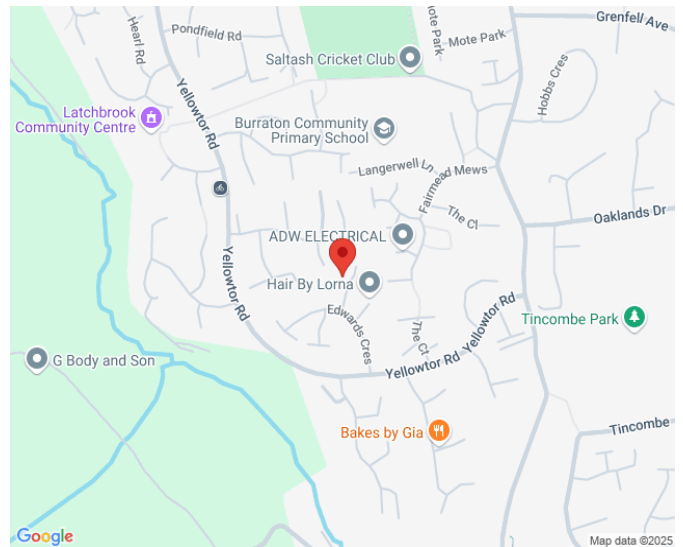
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 72.6 sq. metres (781.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	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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01752 850440