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

Langerwell Close, Lower Burraton, Saltash

**BELVOIR!**

Guide price £205,000



## Key Features

- > No Onward Chain
- > Terraced Home In A Quiet Cul-De-Sac Location
- > Spacious Lounge/Dining Room With Feature Fireplace
- > French Doors Opening Onto The Rear Garden
- > Well-Appointed Kitchen With Garden Views

Situated within a quiet cul-de-sac and conveniently positioned close to local amenities and major transport links, this lovely terraced home offers well-proportioned accommodation and is available with the benefit of no onward chain.

A uPVC front door opens into the entrance porch, featuring a useful storage cupboard housing the central heating boiler and hot water system, together with shelving and a radiator. From here, an internal door leads into the bright and spacious lounge/dining room. This welcoming living space benefits from a feature fireplace with inset living flame coal-effect electric fire, a large front-facing window, French doors opening onto the rear garden, and ample room for both lounge and dining furniture.



Stairs rise to the first floor, with a handy understairs storage cupboard providing additional practicality. The kitchen is fitted with a range of matching wall and base units complemented by roll-edge work surfaces. Features include a stainless steel one-and-a-half bowl sink unit, freestanding cooker with extractor hood above, plumbing and space for a washing machine, and space for a fridge freezer. A rear-facing window enjoys views over the garden.

On the first floor, the landing provides loft access and additional storage, with doors leading to all bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the property, while the second bedroom is another comfortable double overlooking the rear garden. The third bedroom is a well-proportioned single room with built-in storage.

The contemporary family bathroom is fitted with a low-level WC, vanity unit with inset wash hand basin, and a panelled bath with shower over. Waterproof wall panelling and a frosted rear window complete the space.

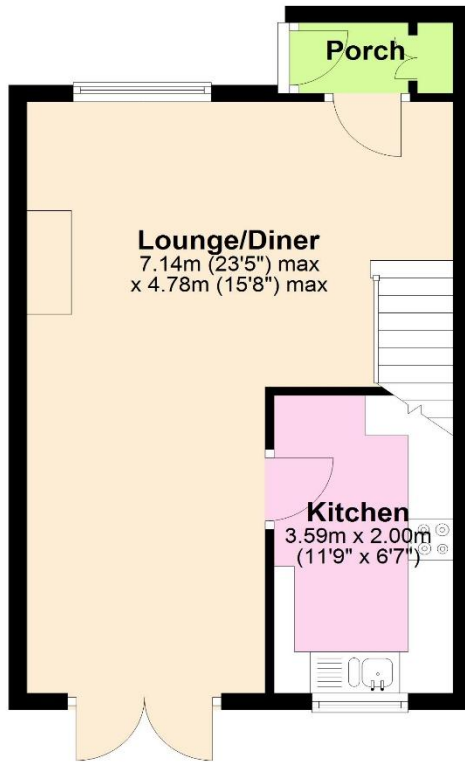
Externally, the front garden has been designed for ease of maintenance with decorative stone chippings and steps leading to the entrance. To the rear, the enclosed garden enjoys a decked seating terrace, ideal for outdoor dining and entertaining, alongside a lawned area, decorative stone borders, outside tap, and gated rear access. A pathway leads to the property's garage, which benefits from a metal up-and-over door.

Offered to the market with no onward chain, this appealing home would make an excellent first-time purchase, investment opportunity, or family home.

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.

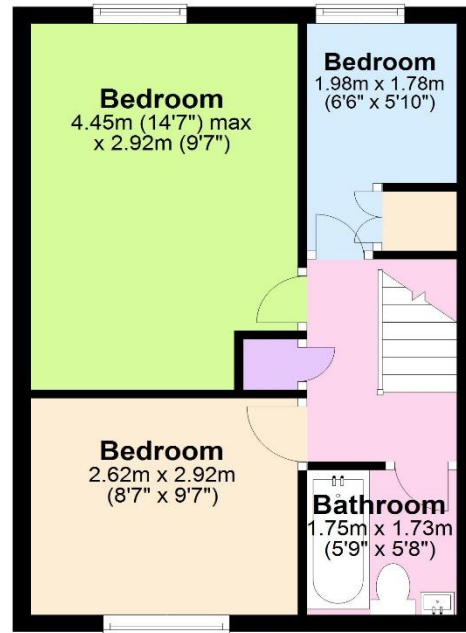
## Ground Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



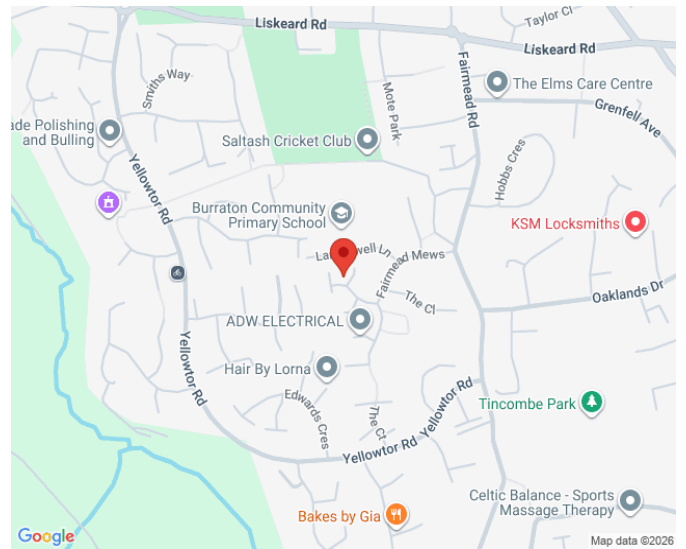
## First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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