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

Edwards Crescent, Latchbrook, Saltash

BELVOIR!

Offers in excess of £325,000



Key Features

- > No onward chain
- > Highly sought-after location
- > Spacious lounge with conservatory
- > Modern fitted kitchen/diner
- > En-suite to principal bedroom

Step into this beautifully presented four-bedroom home, offering a perfect balance of space, comfort and modern living. Thoughtfully designed throughout, the property provides an ideal setting for both everyday family life and entertaining.

The welcoming lounge is bright and spacious, flowing effortlessly into a charming conservatory that overlooks the rear garden—creating a wonderful additional reception space to relax or host guests. The modern fitted kitchen/diner is well-equipped with a range of units and integrated appliances, along with ample space for a dining table, making it the true heart of the home.

A convenient downstairs W.C. completes the ground floor accommodation.



Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished in a clean and modern style.

Externally, the home enjoys pleasant gardens to both the front and rear. The rear garden is mainly laid to lawn with a selection of shrubs, a small pond, and a paved patio area, ideal for outdoor dining. To the side, there is a garage with power and lighting, as well as a driveway providing off-road parking.

Further benefits include double glazing throughout and gas central heating, ensuring comfort and energy efficiency all year round.

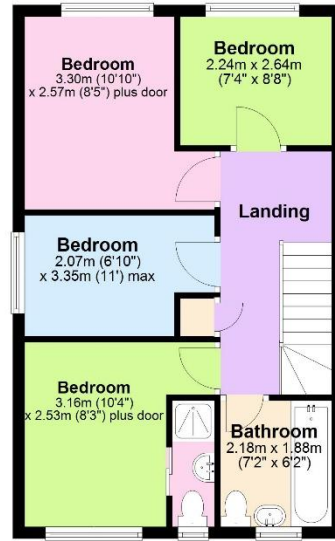
Situated in a desirable location close to a range of local amenities, this property presents a fantastic opportunity for buyers seeking a spacious and well-maintained family home.

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 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. 65.1 sq. metres (701.2 sq. feet)

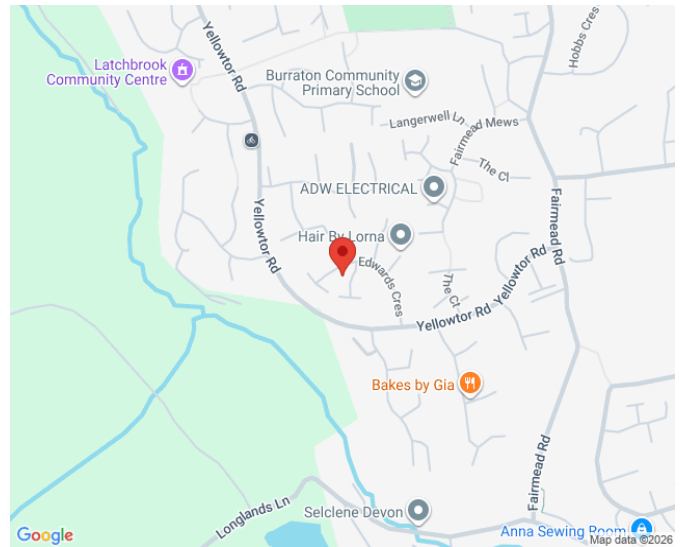


First Floor
Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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.

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