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

**Biscombe Gardens, Saltash**

**BELVOIR!**

**Guide price £165,000**



## Key Features

- > First Floor Flat With Stunning River Views
- > Driveway & Garage
- > Living Room With Balcony
- > Contemporary Kitchen
- > Modern Shower Room

A fantastic first-floor apartment boasting stunning river and countryside views from the main living areas - a truly special outlook that's hard to find.

Offering exciting potential to personalise, this well-positioned home features a bright lounge/diner with access to a balcony, perfectly placed to soak up the breath-taking scenery. The contemporary fitted kitchen also enjoys the impressive views, alongside two well-proportioned bedrooms and a modern shower room.

Further benefits include a garage and driveway parking, adding valuable convenience.

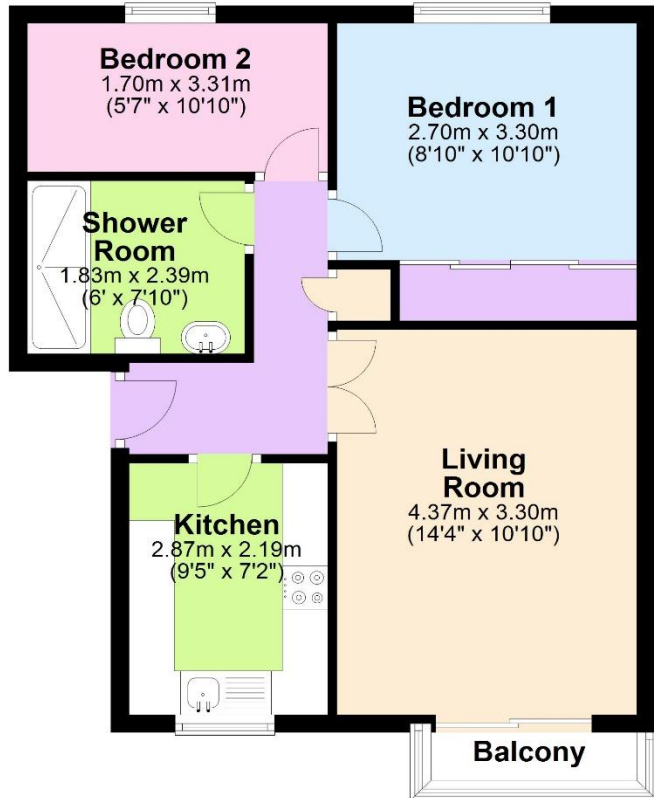
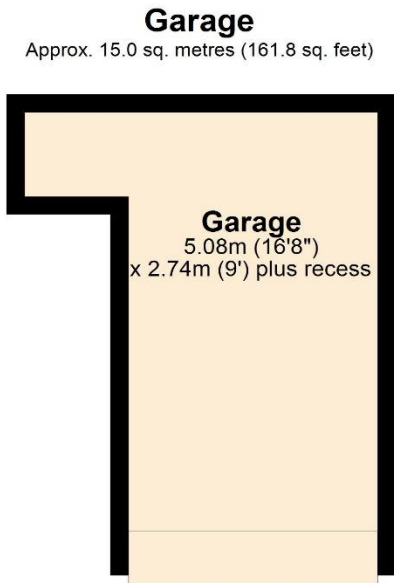


Ideally situated within easy walking distance of the town centre and waterside, this is a rare opportunity to secure a charming apartment in a highly sought-after location with views that will never fail to impress.

Saltash town centre, with its range of shops, cafes and everyday services, is within easy reach, and nearby green spaces along the Tamar provide pleasant walking areas. Saltash railway station offers services towards Plymouth and beyond, with journeys to Plymouth typically taking around 10 minutes. Road links via the A38 give straightforward access further into Cornwall and towards Devon, making this home a practical choice for first-time buyers or investors looking in the area.

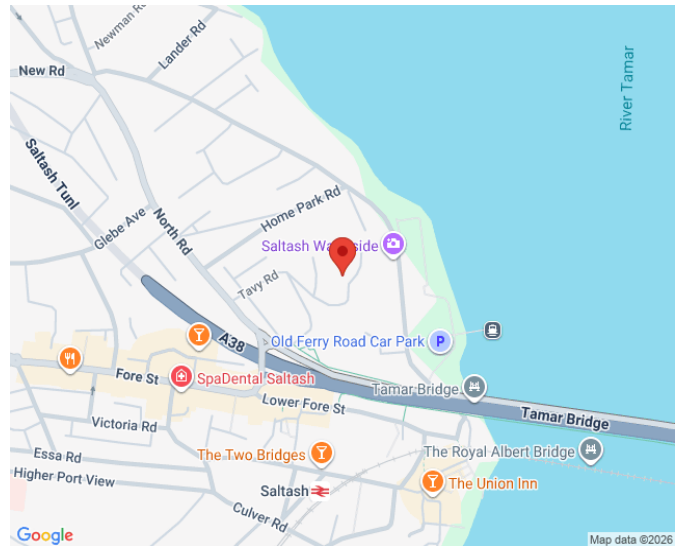
## Second Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.0 sq. feet)

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