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

North Road, Saltash

BELVOIR!

Offers in excess of £250,000



Key Features

- > Fully renovated three bedroom cottage
- > Fully rewired and re-plumbed throughout
- > Brand new central heating system
- > Stunning Howdens kitchen with integrated appliances
- > Lithe Audio ceiling speaker system in kitchen

*** AN ABSOLUTELY STUNNING THREE BEDROOM COTTAGE THAT HAS UNDERGONE A COMPLETE RENOVATION! *** NO CHAIN

Beautifully presented throughout, this exceptional home offers stylish and contemporary living whilst retaining plenty of character and charm.

Conveniently located within easy reach of the A38, providing excellent transport links towards Plymouth via the Tamar Bridge, as well as Liskeard and the rest of Cornwall to the west. The A388 is also nearby with routes towards Callington and Launceston. Saltash town centre and the popular waterside are only a short walk away.



The property has been fully rewired and fully re-plumbed, including a brand new central heating system, offering complete peace of mind for prospective buyers. Internally, the accommodation is finished to an incredibly high standard with quality fixtures and fittings throughout, including LED lighting, stylish Kardean LVT flooring and fitted blinds.

The impressive Howdens kitchen is a real feature of the home, boasting integrated appliances including a dishwasher and fridge/freezer, induction hob, boiling water tap and even a built-in Lithe Audio ceiling speaker system. The cosy lounge area enjoys a beautiful bay window and feature log burner, creating the perfect space to relax and unwind.

Also on the lower level is a gorgeous contemporary family bathroom along with a handy utility space located within the hallway area.

Upstairs, there are three generously sized bedrooms, with the principal bedroom enjoying lovely views towards the river.

Externally, the property benefits from an enclosed rear garden and on-street parking.

Offered for sale with no onward chain, this wonderful cottage would suit a wide range of buyers and simply must be viewed to be fully appreciated.

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.

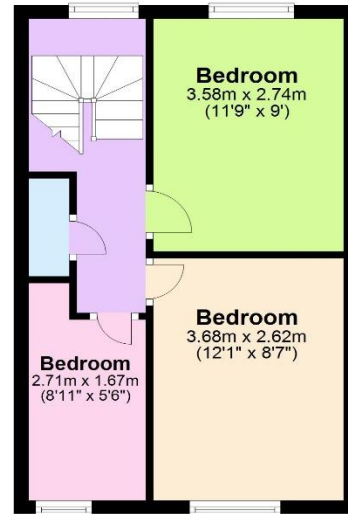
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



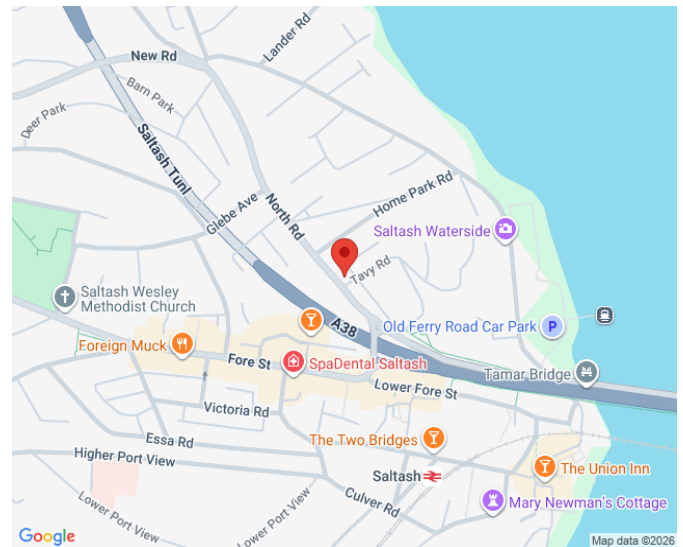
First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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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