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

**Carnoustie Drive, Saltash**

**BELVOIR!**

**Guide price £275,000**



## Key Features

- > Popular location with views towards Trematon Castle
- > Walking distance to Forder Creek & Nature Reserve
- > Spacious lounge/diner with French doors
- > Fitted kitchen and handy entrance porch
- > Three bedrooms including a roomy master with views

A spacious three bedroom semi-detached home set in a popular and picturesque location, enjoying beautiful views towards Trematon Castle and the surrounding countryside. Perfectly positioned within walking distance of Forder Creek, Churchtown Farm Nature Reserve and the well-loved Cecil Arms pub, this property offers an appealing blend of convenience, charm and natural beauty.

Inside, the accommodation features a generous lounge/diner with French doors opening onto raised decking, a useful entrance porch and a well-planned fitted kitchen. The bright first-floor landing benefits from a window and airing cupboard, leading to a spacious master bedroom with scenic views, a second double bedroom and a good-sized single. The contemporary family bathroom completes the upper level.



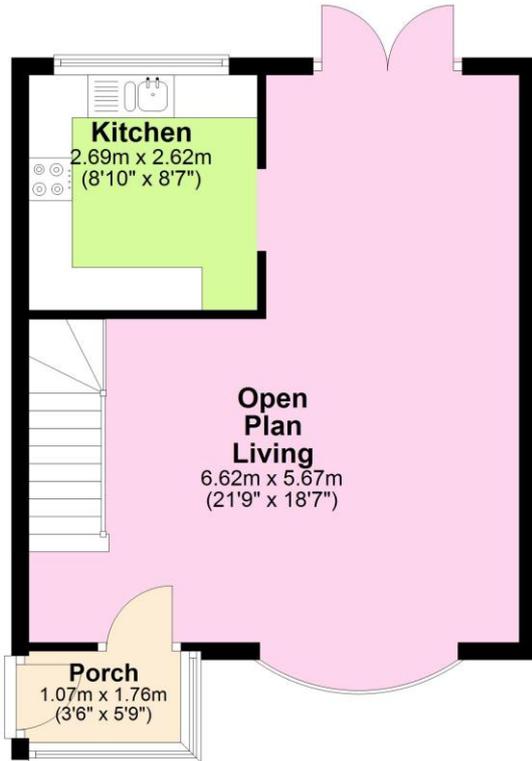
Outside, the property enjoys a three-tiered front garden and a rear garden with steps leading up to the decking and main house, along with side access and a rear gate.

A standout feature is the detached double garage measuring approximately 15'9" x 16'10". Beneath the house is a versatile basement area with power and plumbing, currently used as a utility and storage space.

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.

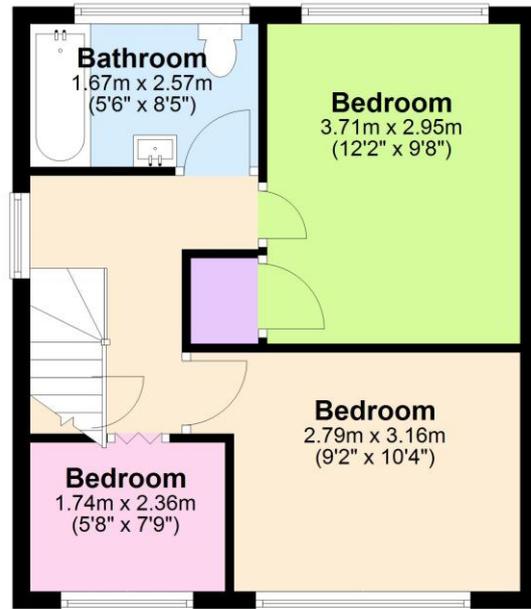
## Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



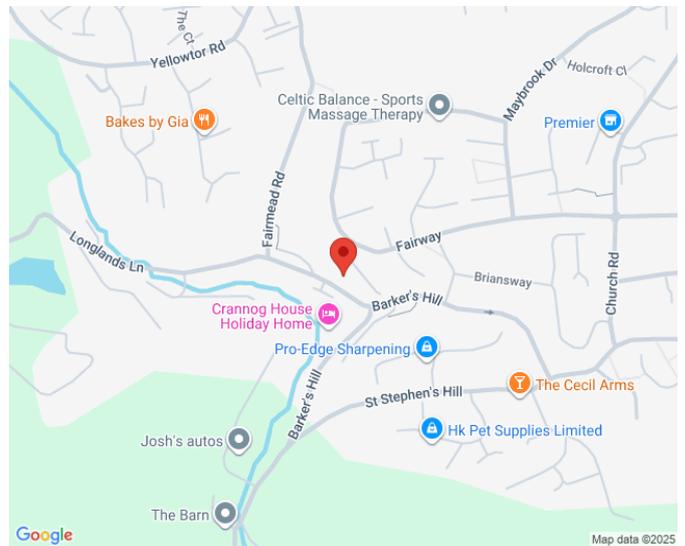
## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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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