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

**Castlemead Close, Saltash**

**BELVOIR!**

**Guide price £250,000**



## Key Features

- > Recently refurbished End of terrace property in central Saltash
- > Extended three bedroom home
- > No onward chain
- > Spacious lounge/diner with fireplace
- > Brand new kitchen/breakfast room with integrated oven & hob

A recently refurbished, extended three bedroom end of terrace home situated in a popular and convenient central location within Saltash. Beautifully presented throughout and offered for sale with no onward chain, this unique property is ready to move straight in and offers spacious accommodation perfect for a wide range of buyers.

Located within walking distance to local schools, bus stops and amenities, the property benefits from driveway parking, a wider than average single garage measuring 17'5" x 11'1", and an attractive south-facing front garden with lawn, gravel and wood chippings.

Internally, the property comprises a spacious and welcoming entrance hallway, handy downstairs toilet, generous lounge/diner with feature fireplace, and a stunning brand new contemporary kitchen/breakfast room with integrated appliances.



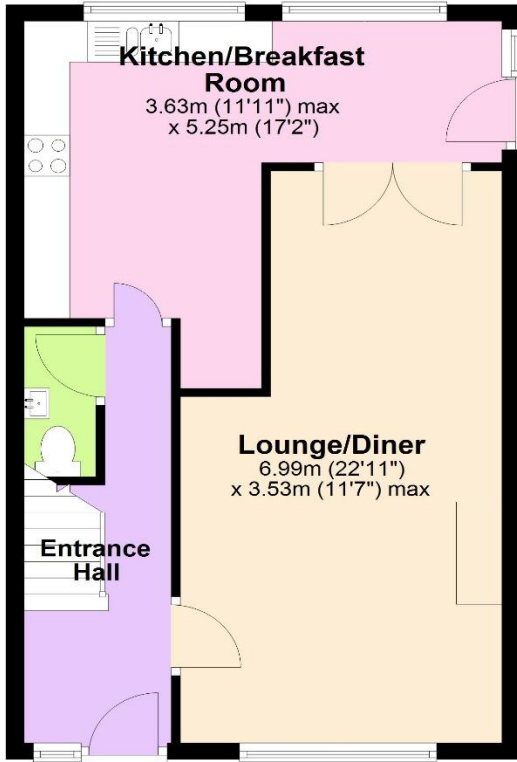
Upstairs there are two double bedrooms, a good sized single bedroom, and a stylish brand new bathroom featuring a P-shaped bath with shower above. The property also enjoys pleasant views towards St Stephens Church.

Externally, the sunny rear garden has been designed for low maintenance and includes a rear access gate. A fantastic opportunity to purchase a truly individual home in one of Saltash's most convenient locations.

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. 46.3 sq. metres (498.3 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	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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