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

**Tower Court, Lower Burraton, Saltash**

**BELVOIR!**

**Guide price £289,950**



## Key Features

- > Four bedroom link-detached family home
- > Tucked away in a small cul-de-sac
- > Sought-after Lower Burraton location
- > Dual-aspect lounge/diner with conservatory
- > Fitted kitchen/breakfast room & downstairs WC

A spacious and versatile four bedroom link-detached home, tucked away in a small cul-de-sac within the ever popular Lower Burraton area of Saltash, offering easy access to Latchbrook leat, Forder Creek and a local convenience store. This well-presented property delivers flexible family living across three generous floors.

The ground floor welcomes you with an inviting entrance hallway, a dual-aspect fitted kitchen/breakfast room, and a convenient downstairs cloakroom. The impressive dual-aspect lounge/diner features a fireplace and sliding doors that open into a bright conservatory, creating an ideal space for both relaxing and entertaining. The conservatory enjoys views over the rear garden and provides internal access to the garage.

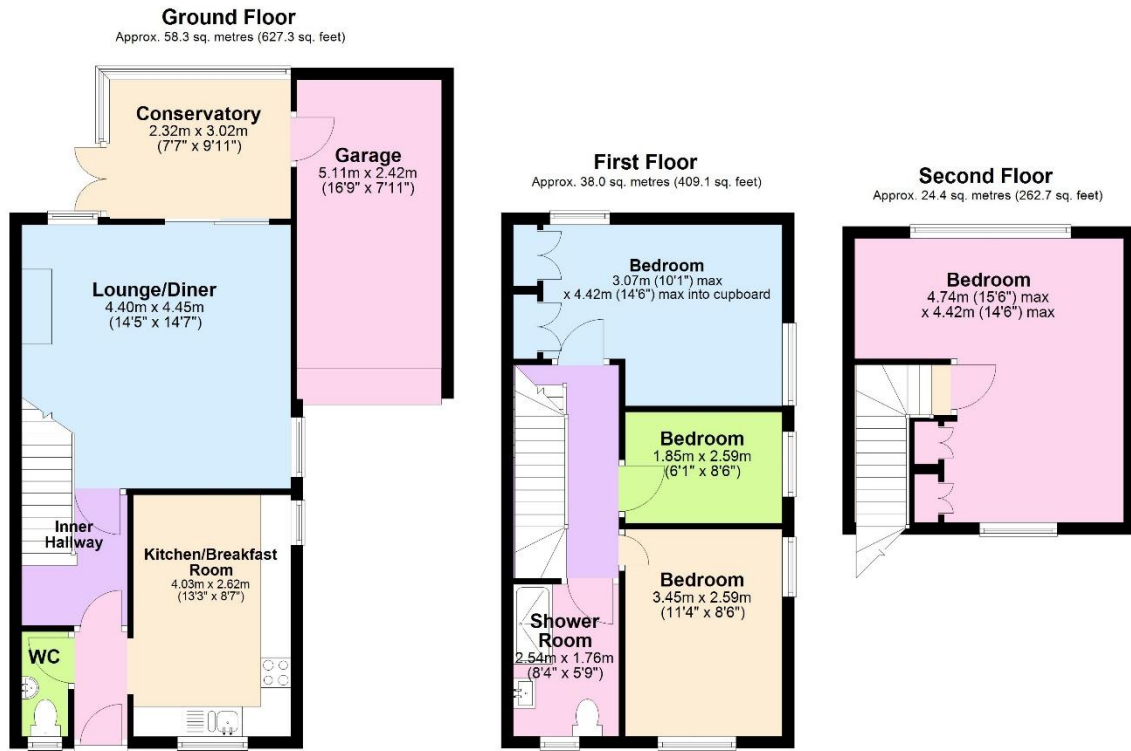


On the first floor are two dual-aspect double bedrooms, a further single bedroom, and a sleek contemporary shower room. The top floor is dedicated to a generous master suite, complete with fitted wardrobes, a useful office/study area, eaves storage and pleasant elevated views.

Outside, the property continues to impress with a beautifully maintained and sunny rear garden, featuring decking, lawn and gated side access. To the front, there is driveway parking and a single garage with space and plumbing for a washing machine, tumble dryer and fridge/freezer.

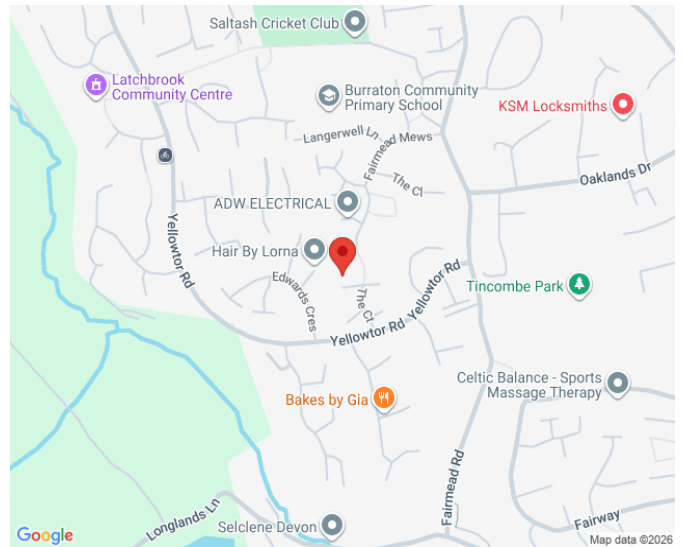
A superb opportunity to secure a well-located, spacious and highly adaptable family home in a sought-after residential setting.

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.



Total area: approx. 120.7 sq. metres (1299.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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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