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

Bridal Way, Pillmere, Saltash

BELVOIR!

Guide price £250,000



Key Features

- > Three bedroom semi-detached home
- > Tucked away cul-de-sac
- > Kitchen/diner with patio doors
- > Downstairs cloakroom
- > Master with en-suite & storage

A beautifully presented three bedroom semi-detached home, tucked away in a private cul-de-sac within the ever-popular Pillmere development in Saltash, Cornwall.

This fantastic property offers well-proportioned accommodation throughout. On the ground floor, a welcoming entrance hall leads to a convenient downstairs cloakroom, a bright and comfortable living room, and a spacious kitchen/diner with patio doors opening directly onto the garden - perfect for entertaining and everyday living. Upstairs, the first floor provides a modern family bathroom, a generous master bedroom complete with en-suite shower room and built-in storage, a second double bedroom, a third single bedroom, and additional storage from the landing.



Externally, the property continues to impress. To the front, there is a pretty, well-maintained garden. The superb south-facing rear garden is a real highlight - offering a generous lawn, patio seating areas, vegetable patches, mature plants and shrubs, side access, and direct access to the garage. A single garage with light and power, along with driveway parking, completes this wonderful home.

A fantastic opportunity to secure a tucked-away home in a highly sought-after residential location.

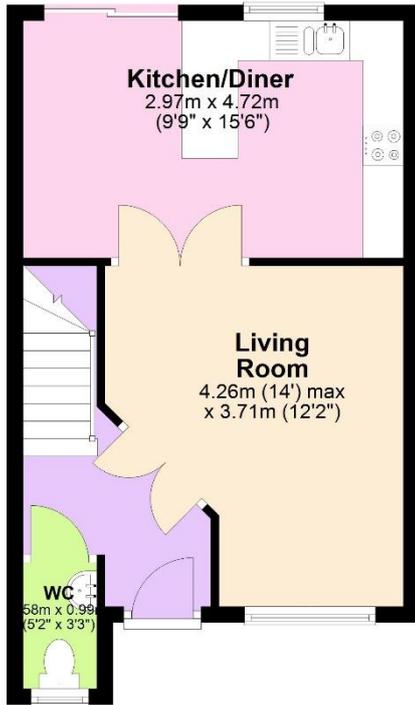
Pillmere is a modern residential district on the eastern side of Saltash, with local green spaces and play areas nearby. Saltash town centre is within easy reach, where you'll find a range of shops, supermarkets, cafes and everyday amenities, as well as the riverside and Waterside Conservation Area overlooking the River Tamar.

For families, Saltash has several primary schools and a secondary school within a short drive, plus leisure facilities including Saltash Leisure Centre and local sports clubs.

Public transport connections are convenient. Saltash railway station is around a 5-10 minute drive away, with regular services to Plymouth in roughly 10 minutes and to Exeter and beyond. The A38 is close by, providing straightforward road access into Plymouth via the Tamar Bridge and towards Liskeard and Bodmin in the other direction.

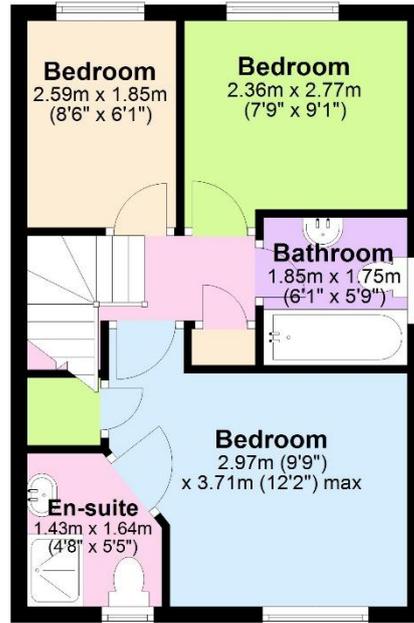
Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



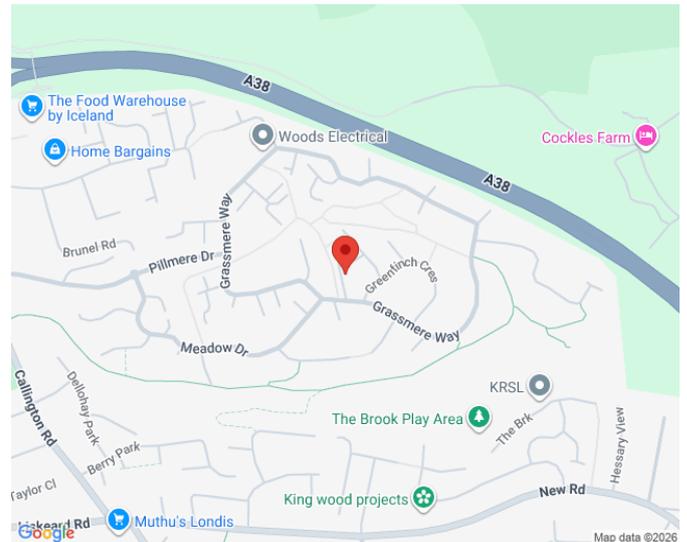
First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	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.

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