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Spencer Gardens  
Saltash



## Property Description

This well-presented two-bedroom home offers comfortable and practical living accommodation, complemented by a private driveway, garage, and conservatory.

The ground floor comprises a welcoming entrance hall leading to a bright lounge and a well-arranged kitchen, with access through to a conservatory providing additional living or dining space and enjoying views over the rear garden.

Upstairs, the property features two bedrooms, both benefiting from built-in wardrobes, offering excellent storage. A modern shower room completes the first floor, fitted with a contemporary suite and designed for ease of use.

Externally, the property further benefits from a private driveway providing off-road parking, a garage for additional storage or parking, and a rear garden offering a pleasant outdoor space.

Overall, this is a well-balanced home, ideal for first-time buyers, downsizers, or investors seeking a property with practical features and good storage throughout.

## Front Of House

To the front of the house is a mature, well-established garden, featuring a variety of shrubs, plants. Running alongside the property is a sloping driveway, providing off-road parking and leading directly to a single garage positioned to the side of the house.

## Hallway

Upon entrance, stairs leading to first floor. Straight ahead, an open doorway leads through to the kitchen, To the right, a glazed sliding door provides access to a lounge.

## Lounge

22' 1" x 10' 2" ( 6.73m x 3.10m )

Feature fireplace, constructed from stone and decorative red-toned marble panels, The fireplace includes a gas fire insert with a black frame and coal-effect interior. Double glazing bay window to the front elevation. Sliding patio doors with a wooden frame, providing direct access to a conservatory.

## Conservatory

12' 10" x 11' 8" ( 3.91m x 3.56m )

Bright and enclosed conservatory. The space is constructed with full-height glazed panels and a glass door.

## Kitchen

12' 4" x 7' 1" ( 3.76m x 2.16m )

A range of matching wall and base units with worktops above. Built-in double oven, along with a gas hob set into the worktop. Stainless steel sink and drainer with dual mixer tap. Under-counter space for washing machine. Obscured double glazing door leading to the rear garden.

## Bedroom 1

16' 2" x 10' 5" ( 4.93m x 3.17m )

Large built-in wardrobe along one wall, fitted with sliding mirrored doors framed in a gold-

toned trim. Two double glazing windows to the front elevation.

## Bedroom 2

11' 3" x 8' 10" ( 3.43m x 2.69m )

Double glazing window to the rear elevation. Built in storage cupboard. White radiator. Built-in wardrobe along one wall, finished with plain sliding doors,

## Shower Room

The walls are fully clad in white marble-effect panels. Corner shower enclosure with curved glass sliding doors and chrome fittings. Compact white vanity unit with an integrated basin. White heated towel rail is fixed to the wall. Obscured double glazing window to the rear elevation. W.C.

## Rear Garden

Enclosed rear garden. In the foreground, the garden is densely planted with a variety of established shrubs, ferns, and greenery.

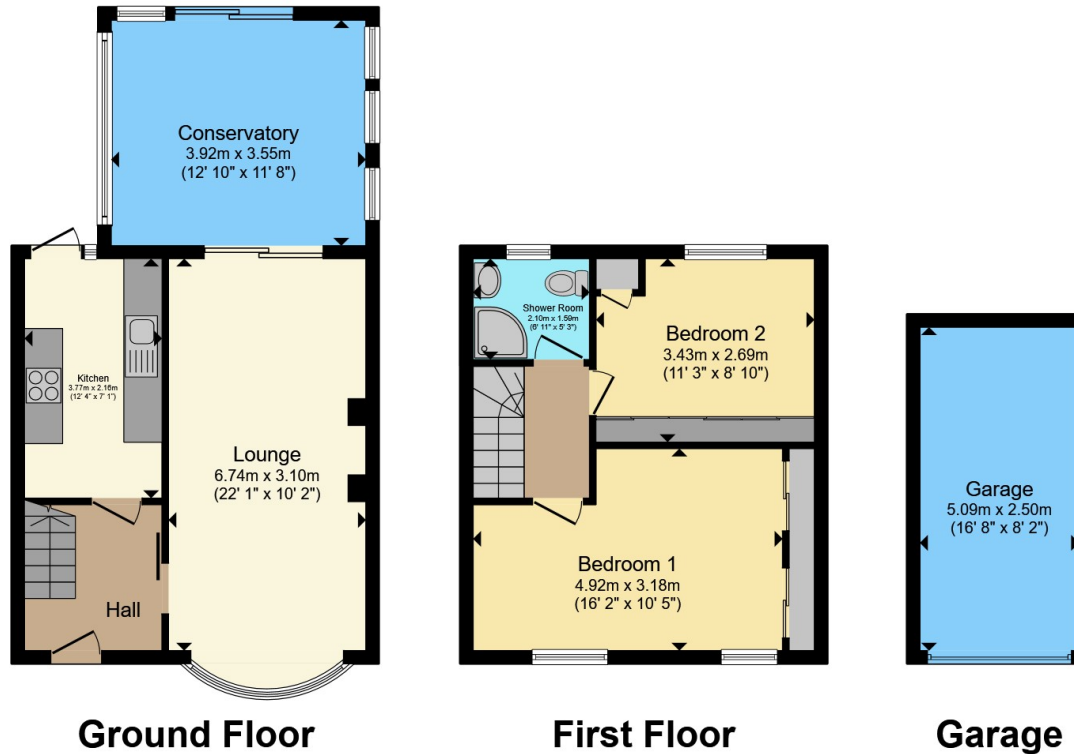
## Garage

16' 8" x 8' 2" ( 5.08m x 2.49m )









Total floor area 95.0 m<sup>2</sup> (1,022 sq.ft.) approx

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 Council Tax Band: B

Tenure: Freehold

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