

33 Biscombe Gardens, Saltash, Cornwall, PL12 6EG

LANG TOWN & COUNTRY SALES





Guide Price £215,000

Positioned within the sought-after riverside cul-de-sac of Biscombe Gardens, this attractive townhouse, built by the renowned developers Tay Homes in the 1990s, enjoys an enviable setting just moments from the waterfront, with captivating views across the River Tamar and towards the rolling backdrop of Dartmoor beyond. Combining a peaceful location with excellent convenience, the property offers a wonderful opportunity for first-time buyers, downsizers, or those seeking a low-maintenance home in one of Saltash's most desirable residential addresses.

Arranged over three levels, the accommodation is both practical and inviting. The welcoming lounge is a particularly attractive space, flooded with natural light from full-width patio doors that open onto a balcony, creating the perfect vantage point to sit back and enjoy the ever-changing river scenery. Flowing from the lounge, the kitchen/dining room provides ample space for everyday living and entertaining, with direct access to the rear garden allowing for seamless indoor-outdoor enjoyment.

On the upper floor, two well-proportioned bedrooms are served by a contemporary shower room. The principal bedroom enjoys an elevated front aspect, making the most of the stunning Tamar outlook, where views stretch across the river and towards Dartmoor in the distance. The second bedroom overlooks the rear garden and provides versatile accommodation for family, guests or home working.

Outside, the property continues to impress. The enclosed, tiered rear garden has been thoughtfully arranged to create a series of individual spaces for relaxation and entertaining, with patio, decked and gravelled seating areas providing options throughout the seasons. To the front, a private driveway provides off-road parking and leads to the integral garage, which benefits from power, lighting and a useful additional storage area.

Biscombe Gardens remains one of Saltash's most popular residential addresses, appreciated for its quiet setting and direct access to the waterfront via a nearby pathway leading down to the banks of the River Tamar. Known as the Gateway to Cornwall, Saltash offers an excellent range of amenities, including shops, cafés, leisure facilities, well-regarded schools and a mainline railway station, whilst the A38 provides straightforward access to Plymouth, Cornwall and beyond.

Offering superb river views, generous outdoor space, driveway parking, a garage and a highly desirable location, this charming home presents an exceptional opportunity to enjoy waterside living in the heart of Saltash.

To view this property call Lang Town & Country Estate Agents on 01752 456000.















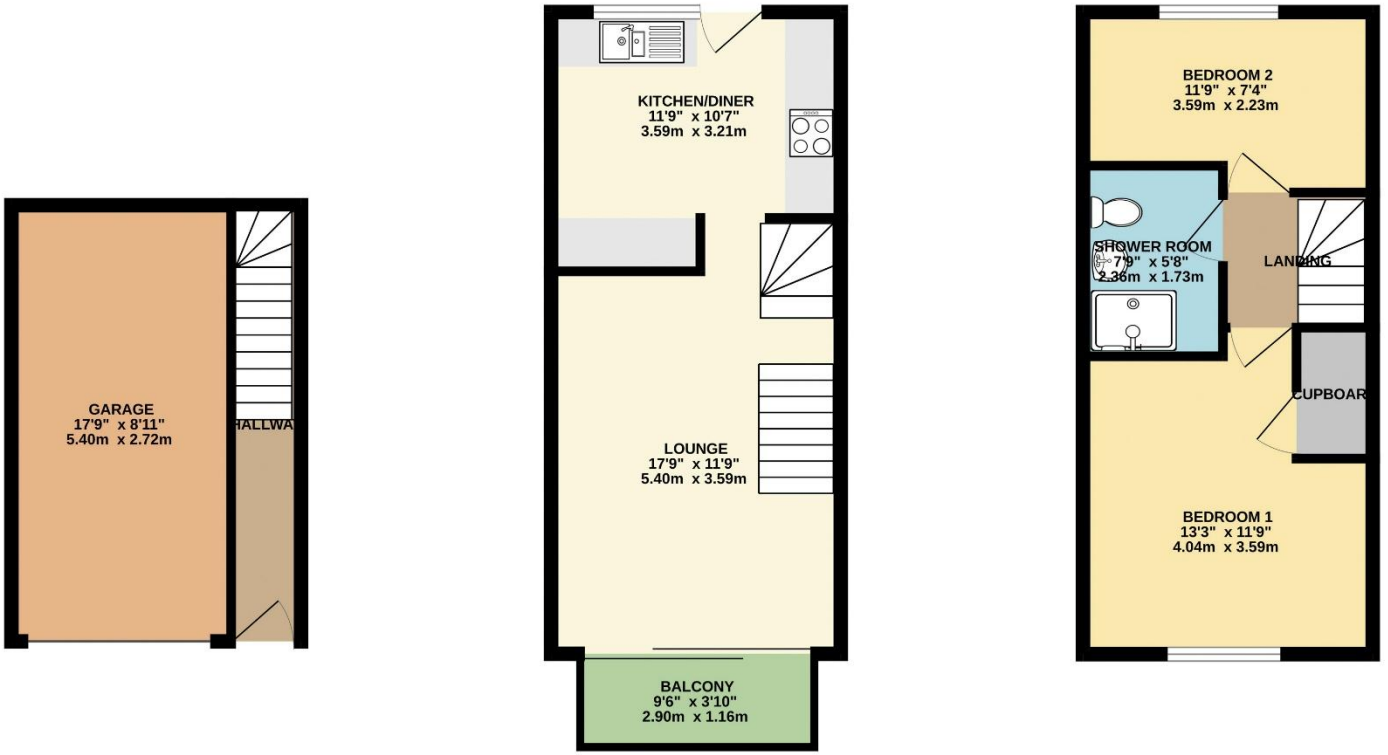

TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

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