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

Wearde Road, Saltash

BELVOIR!

Guide price £285,000



Key Features

- > Deceptively spacious & versatile home
- > Approx. 1,234 sq ft of accommodation
- > Potential for two ground-floor bedrooms
- > Fantastic large bathroom/utility room
- > Impressive open-plan living/kitchen space

*** DECEPTIVELY SPACIOUS & SUPERBLY VERSATILE! ***

A fantastic and surprisingly spacious home offering approximately 1,234 sq ft of beautifully presented and incredibly flexible accommodation! One of the real highlights is the option of TWO GROUND FLOOR BEDROOMS, making this a particularly interesting choice for buyers looking for adaptable or predominantly ground-floor living.

The heart of the home is the impressive open-plan living space, combining a comfortable lounge area with a stylish contemporary kitchen and dining space - perfect for everyday family life and entertaining! Also on the ground floor is a generous double bedroom alongside a fantastic sized bathroom/utility room, while the separate dining room could easily provide an additional bedroom, home office or second reception room depending on requirements.



Upstairs, there are two further well-proportioned bedrooms, useful eaves storage and a shower room, giving the property a layout that could work brilliantly for families, guests or multi-generational living.

Outside, the property enjoys an enclosed rear garden with lawn, patio and mature planting, together with a useful garage accessed from the rear. To the front, the level gravelled garden benefits from a dropped kerb and provides useful off-road parking.

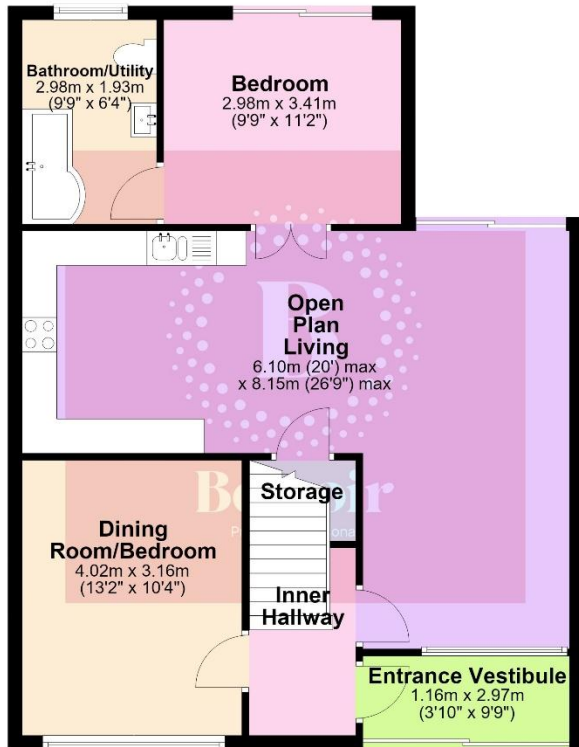
Situated on popular Wearde Road, the property is conveniently positioned for local amenities including a nearby Spar shop and regular bus routes, while the beautiful Churchtown Farm Nature Reserve is within easy reach - ideal for walkers, dog owners and anyone who enjoys having countryside and riverside surroundings close to home.

A genuinely individual home with far more space and flexibility than you might expect from first impressions - an internal viewing is highly recommended!

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. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.

Ground Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 114.6 sq. metres (1234.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Contact us today to arrange a viewing...

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