





2 1 1

Freehold : Council Tax Band B
EPC Rating C

Lyndon Court, Pillmere, Saltash

BELVOIR!

Guide price £195,000



Key Features

> Attractive two-bedroom terraced home
> Tucked away in a pleasant cul-de-sac
> Popular Pillmere residential development
> Spacious living room and fitted kitchen
> Two well-proportioned bedrooms

Tucked away within a pleasant cul-de-sac in the popular Pillmere development, this attractive two-bedroom terraced home presents a fantastic opportunity for first-time buyers, investors or those looking to downsize.

Offering well-presented accommodation, a private enclosed rear garden and allocated parking, the property is vacant and available with no onward chain, making it an ideal choice for buyers seeking a straightforward move.

The accommodation is arranged over two floors and offers a practical, comfortable layout.
The ground floor features a welcoming living room, leading through to a generously proportioned kitchen fitted with a range of modern units, ample worktop space and integrated cooking appliances.









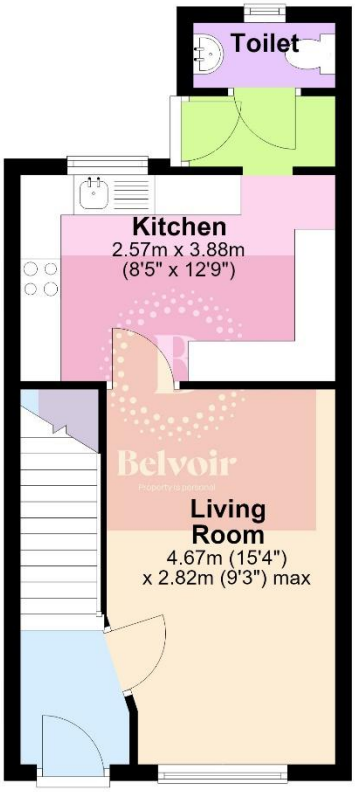
To the rear, a useful lobby provides access to the garden and a convenient downstairs cloakroom. Upstairs, there are two well-proportioned bedrooms, including a particularly spacious principal bedroom with extensive built-in wardrobes, providing excellent storage. A neatly presented shower room completes the first-floor accommodation.
Outside, the property enjoys an enclosed rear garden featuring a paved seating area, lawn and established borders, offering a pleasant space for relaxing or entertaining. An allocated parking space is situated nearby, with a pathway providing convenient access to the rear garden.

Pillmere remains a popular residential location, offering convenient access to local amenities, schools and transport links, while Saltash town centre and the A38 are also within easy reach, providing excellent connections to Plymouth and the surrounding areas.
With its appealing cul-de-sac position, practical accommodation and the added advantage of no onward chain, this lovely home is sure to appeal to a wide range of buyers. Early 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. 31.7 sq. metres (341.6 sq. feet)



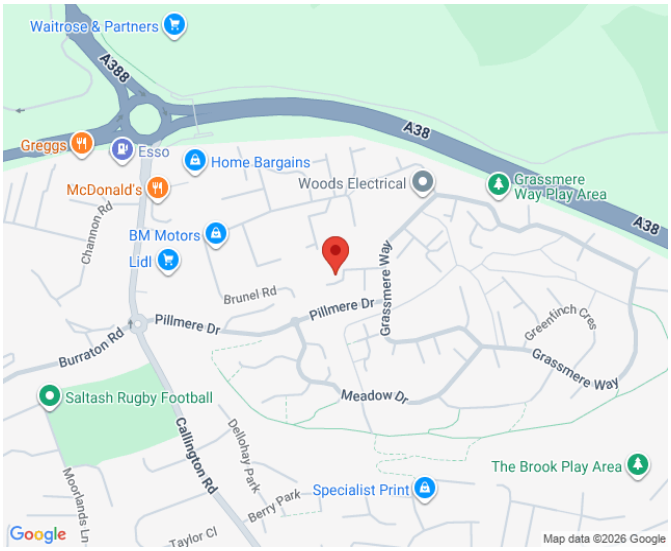
First Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 60.2 sq. metres (648.5 sq. feet)





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...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440