



## Asking Price £240,000

This beautifully presented three-bedroom home is set in the sought-after area of Saltash, just moments from the River Tamar.

Stylishly decorated and offering generous proportions throughout, the property blends character charm with modern convenience, making it ideal for families, couples, or anyone seeking a ready-to-move-into home. To the front, a private driveway provides off-road parking for multiple vehicles. Stepping inside, the welcoming hallway leads to a bright and spacious dual-aspect lounge featuring a striking feature fireplace, natural wood floors, and direct access to the rear garden via the adjoining dining area. The kitchen is a particular highlight — fitted with cream shaker-style cabinets, a built-in oven, and charming period details, including an ornate fireplace surround. Beyond the kitchen, the conservatory offers an excellent year-round space for relaxing, dining, or hobbies, overlooking the west-facing rear garden. Upstairs, three generously sized double bedrooms are finished in a fresh, neutral palette with modern carpeting, each enjoying ample natural light. The stylishly tiled shower room and separate ground-floor cloakroom/WC add practicality to the home's appeal. Outside, the rear garden is a tranquil haven — featuring a raised decking area perfect for entertaining, a neat lawn, mature planting, and colourful borders. The westerly orientation ensures afternoon and evening sunshine, ideal for summer evenings. Situated within easy reach of Saltash town centre, local schools, shops, and excellent transport links, this property offers a perfect balance of lifestyle and location.

**Newman Road, Saltash, PL12 6DB**

## Accommodation Comprises

### Ground Floor

Lounge – 3.21m x 7.04m (10`6" x 23`1") including staircase; spacious dual-aspect room with feature fireplace, natural wood flooring, and direct garden access via dining area.

Dining Room – 2.34m x 2.89m (7`8" x 9`6"); connecting lounge and kitchen, ideal for family meals or entertaining.

Kitchen – 3.64m x 3.25m (11`11" x 10`8"); cream shaker-style units, built-in oven, tiled splashbacks, and charming decorative fireplace surround.

Conservatory – 3.11m x 2.35m (10`2" x 7`9"); bright, tiled space overlooking the garden, with French doors to decking.

WC – Ground floor cloakroom with white suite and contrasting tiling.

### First Floor

Bedroom 1 – 3.13m x 3.67m (10`3" x 12`1"); spacious double with front aspect.

Bedroom 2 – 2.73m x 3.67m (9` x 12`1"); rear aspect double with garden views.

Bedroom 3 – 2.79m x 2.46m (9`2" x 8`1"); well-sized third double bedroom.

Shower Room – Modern suite with walk-in shower, vanity sink, and WC.

### Outside

Off-road parking to front.

West-facing garden with large decking area, lawn, mature shrubs, and fenced boundaries.

## Viewing Arrangements

Viewing strictly by appointment through the agent.





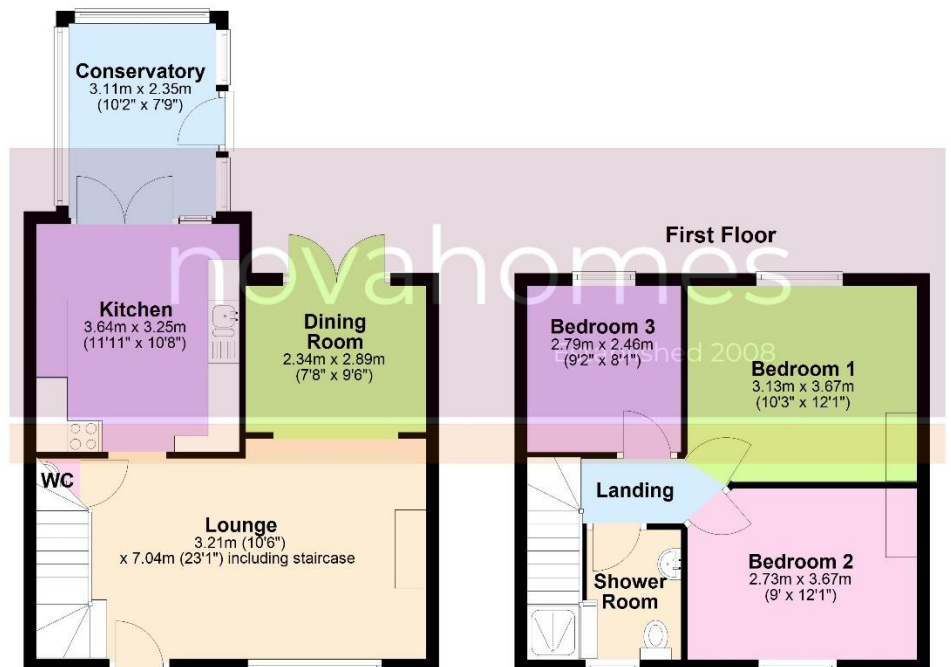






Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

