



## Asking Price £240,000

Offered to the market with no onward chain, this well-proportioned three-bedroom family home presents an excellent opportunity in the ever-popular Mote Park area of Saltash. Benefitting from owned solar panels, which significantly reduce electricity costs, along with a driveway, integral garage, and generous living accommodation, the property is ideal for families or buyers seeking a home with genuine long-term value. To the ground floor, a useful porch leads into a central hallway that connects the main living spaces. The bright lounge sits to the rear with French doors opening onto the garden, providing a pleasant flow into the outdoor space. A separate dining room offers flexibility for family life, entertaining or homeworking, while the kitchen delivers a generous footprint and direct access to the garden, ready for personalisation to a buyer's taste. A utility room adds further practicality and internal access to the garage. Upstairs, three well-sized bedrooms – two generous doubles and a comfortable single – provide excellent family accommodation. The modern family bathroom features both a bath and separate shower, and the additional WC ensures convenience during busy mornings. One of the standout features of this home is its larger-than-expected rear garden, it offers a superb combination of lawn, patio and raised beds, making it ideal for children, pets, entertaining or further landscaping designs. Externally, the property also benefits from a front driveway and integral garage, offering valuable off-road parking and storage. Positioned close to reputable schools, shops, parks, and excellent transport links, this home represents a superb chance to secure a spacious property with excellent energy efficiency and strong future potential in a highly desirable Saltash location.

## Mote Park, Saltash, PL12 4JY

### Accommodation Comprises

#### Ground Floor

##### Porch

1.52m x 1.66m (5`0" x 5`5")

Useful entrance space with coat hooks and tiled flooring.

##### Hallway

Central staircase, access to lounge, dining room, kitchen and utility.

##### Lounge

3.64m x 4.02m (11`11" x 13`2")

Bright rear-facing reception with large French doors to the garden, feature fireplace and neutral decor.

##### Dining Room

3.50m x 2.26m (11`6" x 7`5")

Versatile second reception ideal as dining room, playroom, home office or snug.

##### Kitchen

3.64m x 2.46m (11`11" x 8`1")

Good-size kitchen with garden access, fitted units, wood-effect worktops and space for appliances.

##### Utility Room

1.97m x 2.33m (6`5" x 7`8")

Additional storage and appliance space, internal door to garage.

#### Garage / Integral Garage

4.63m x 2.46m (15`2" x 8`1")

Up-and-over door, power potential, internal access via utility.

#### First Floor

##### Bedroom 1

4.34m x 2.17m (14`3" x 7`2")

Generous double with fitted wardrobes and far-reaching outlook.

##### Bedroom 2

2.80m x 4.02m (9`2" x 13`2")

Another comfortable double, built-in storage, rear aspect.

##### Bedroom 3

3.50m x 2.46m (11`6" x 8`1")

Spacious single / small double.

##### Bathroom

Modern four-piece suite with bath, separate curved shower enclosure, contemporary tiling and vanity unit.

##### Separate WC

Additional convenience for family living.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



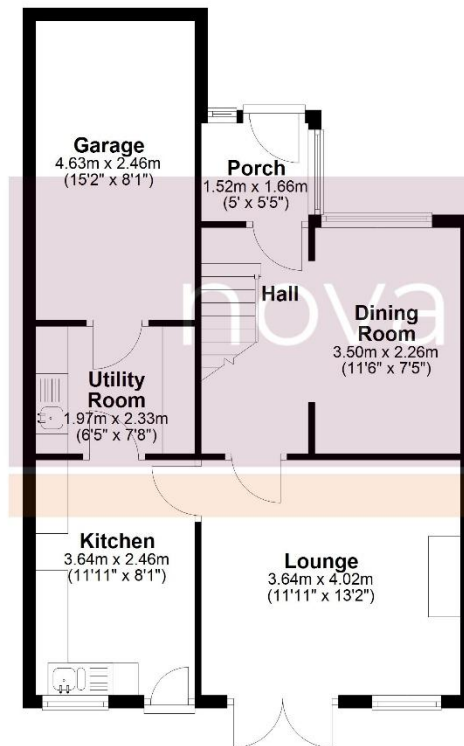








## Ground Floor



## First Floor



| Energy Efficiency Rating                    |  |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |  |                         |                                                                                     |
| (92-100) <b>A</b>                           |  |  |                         | 82                                                                                  |
| (81-91) <b>B</b>                            |  |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  |  |                         |                                                                                     |
| (39-54) <b>E</b>                            |  |  | 43                      |                                                                                     |
| (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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

