



  
**PILKINGTON ESTATES**

**Home Park Road, Saltash, Cornwall, PL12**

**Guide Price: £280,000**

*Freehold*

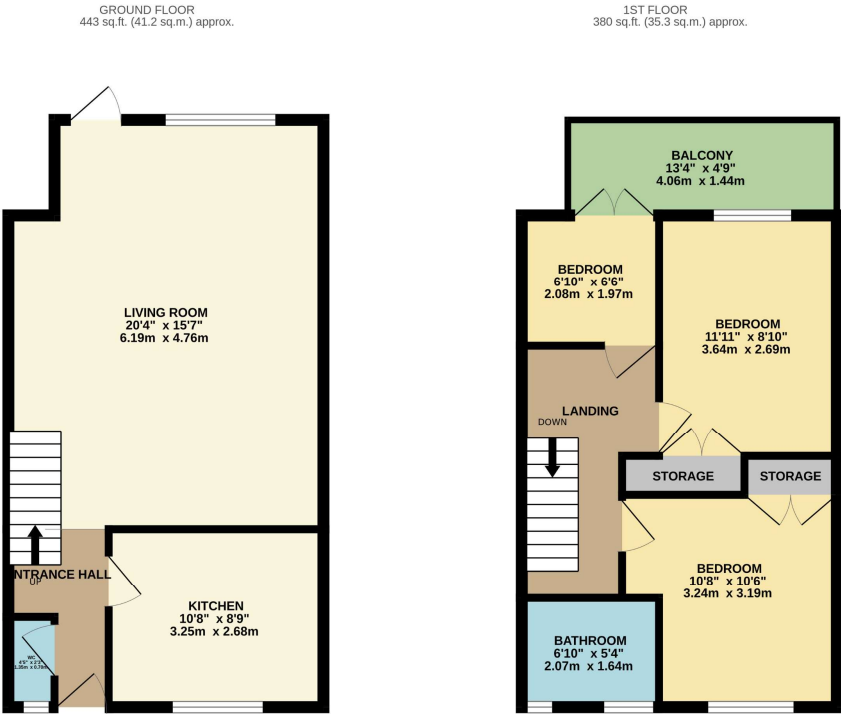


# Home Park Road, Saltash, Cornwall, PL12

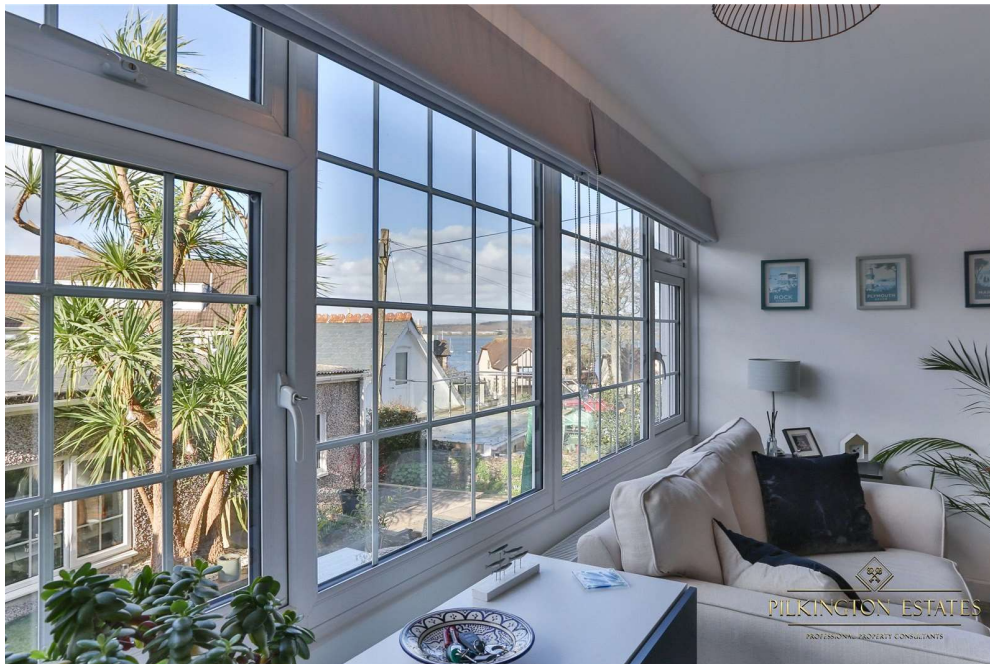
This three-bedroom property will undoubtedly suit a growing family or those looking to buy their first home. Positioned conveniently in Saltash this home boasts stunning views across the river Tamar and is only a short walk away from Fore Street. Downstairs offers a recently fitted kitchen and a large living / dining room which is flooded with natural light due to the large window to the rear of the home.

Upstairs has been presented to an equally as impressive standard with two double bedrooms, one of which benefiting from the beautiful views across the river as well as a third, single bedroom which is currently being utilised as a home office by the current owners. The third bedroom has patio doors leading to the impressive balcony with sea views, the balcony has composite decking, providing the perfect space for outdoor furniture. The family bathroom has also been refurbished in recent years.

To the rear the property is incredibly low maintenance, laid mainly to artificial grass. This family home is complete with off street parking for two vehicles to the rear as well as a home single garage that has been divided into two, now making a home office which has been fully insulated and a storage room. EPC: E.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

