



## **River View, Saltash, Cornwall, PL12**

**Offers Over: £325,000**

*Freehold*

Introducing to the market this stunning new build, nestled in a peaceful corner of Saltash and offering breathtaking views of the River Tamar. This unique upside-down home is thoughtfully designed, with the bedrooms situated on the ground floor and the living space above—allowing you to fully appreciate the spectacular scenery.

THE KINGTON ESTATE

The ground floor features three spacious double bedrooms, ample built-in storage, and a generously sized family bathroom. Upstairs, natural light floods the open-plan living area through skylights and large double-glazed windows, while a charming Juliet balcony at the front provides the perfect spot to take in the river views. The modern kitchen is fully equipped with integrated appliances, making this home ideal for first-time buyers ready to move straight in or investors seeking a strong return.

Completing the property is a secure, low-maintenance rear garden, with plenty of on-street parking available nearby.

### Rooms

**Hallway** porcelain tile flooring, composite door to enter, uPvc double glazed frosted window, storage under the stairs, storage cupboard, carpeted stairs, tall wall mounted radiator

**Bathroom** 8'8" x 5'1" (2.64m x 1.55m). tiled flooring, toilet, shower cubicle, heated towel rail, sink with mixer tap, storage under the sink, bath tub

**Bedroom Three** 8' x 9'10" (2.44m x 3m). laminate flooring, tall wall mounted radiator, uPvc double glazed window, uPvc double glazed door to rear garden

**Bedroom One** 8'8" x 10'8" (2.64m x 3.25m). laminate flooring, tall wall mounted radiator, bi-folding doors to rear garden

**Bedroom Two** 8'9" x 11'1" (2.67m x 3.38m). laminate flooring, tall wall mounted radiator, uPvc double glazed window

**Living Kitchen Space** 19'11" x 18'1" (6.07m x 5.5m). porcelain tile flooring, two uPvc double glazed windows to the front, uPvc double glazed french doors onto juliet balcony, three skylights, two uPvc double glazed windows to the rear, two tall wall mounted



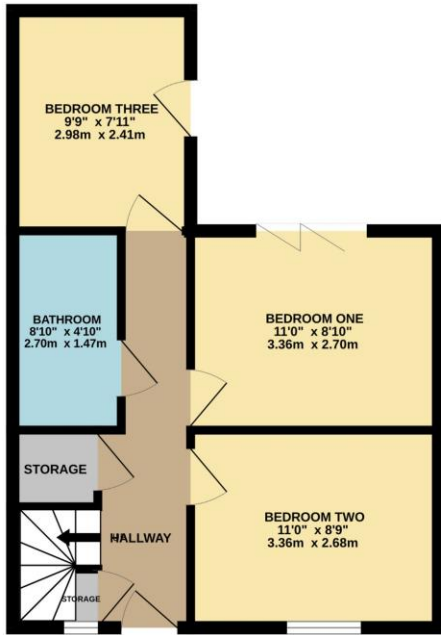


radiator, integrated fridge freezer, integrated washing machine, integrated oven and microwave, composite sink with drainer, induction hob, island

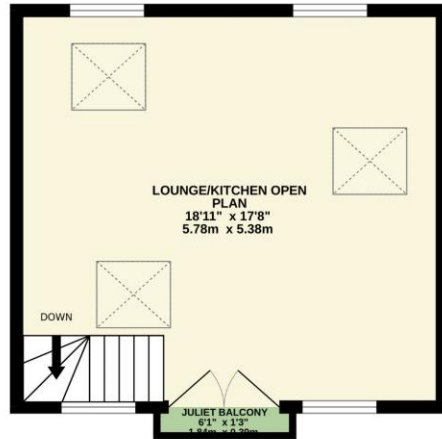
**Garden** low maintenance, mainly artificial grass, secured



GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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