

## The Crescent, Landrake, Saltash, PL12 5EJ

Guide Price £230,000

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A wonderful opportunity to acquire an immaculately presented semi-detached home in the popular village of Landrake! The property is light and airy throughout and boasts a substantial plot with potential for development subject to relevant planning permission. The private rear garden has been beautifully landscaped, offering a secluded oasis perfect for alfresco dining, entertaining or simply relaxing amidst the lush greenery. This home enjoys an abundance of salient features that include; Three well-proportioned bedrooms, off road parking for two vehicles, spacious kitchen/diner with ample storage, modern downstairs bathroom, brand new consumer unit and more!

## Key Features

- Freehold - Council Tax Band B - EPC C
- Driveway Parking For Two Vehicles
- Living Room
- Excellent Sized Rear Garden
- Located In The Highly Popular Village Of Landrake
- Semi-Detached Three Bedroom Home
- Modern Downstairs Bathroom
- Spacious Kitchen/Diner
- New Consumer Unit
- Quote BH0675 To Book Your Viewing

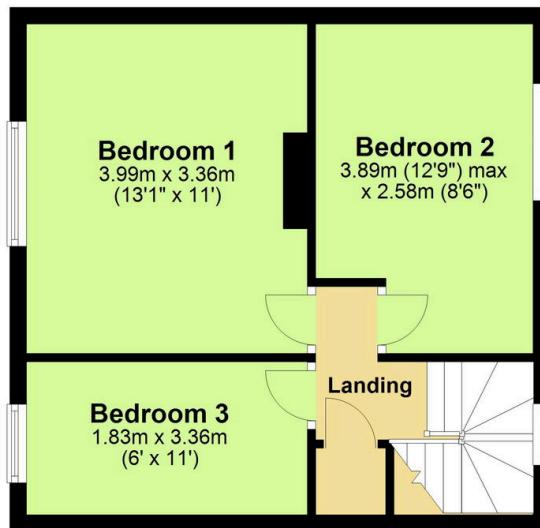
### Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)