



LANG TOWN  
& COUNTRY

46 Broxton Drive, Saltram Meadow, Plymouth, Devon, PL9 7FG



# Price £295,000



Nestled in the sought-after development of Saltram Meadow is this charming three-story, three-bedroom home offers contemporary living with ample space and modern amenities. Upon entering through the welcoming porch, you step into a lounge area. The adjoining kitchen/diner is a focal point of the home, featuring a modern layout ideal for cooking and dining. A convenient downstairs W.C. completes the ground floor layout, ensuring practicality and comfort.

To the first floor, you'll find two generously sized double bedrooms, each offering comfortable living quarters. The shared three-piece bathroom suite on this level includes a bath with shower over, WC and wash hand basin. The main bedroom is located on the top floor. This spacious sanctuary boasts privacy and comfort, complemented by its own ensuite shower room, enhancing your everyday living experience.

Outside, the property continues to impress with a driveway offering off-road parking and a generously proportioned garden.

Located within Saltram Meadow, residents benefit from a vibrant community atmosphere and easy access to nearby amenities, schools, and transportation links. Whether you're looking for a family home or a place to unwind, this property ticks all the boxes for modern living in a desirable neighbourhood.

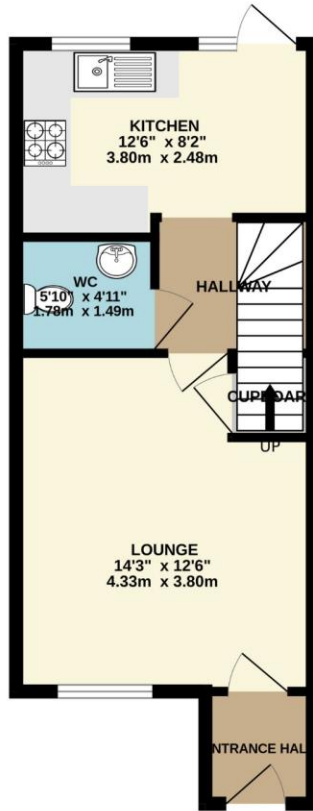
The development is run by a management company and there is a yearly charge of £180.00 PA for the maintenance and upkeep of the estate. The details of which should be confirmed by your solicitor.



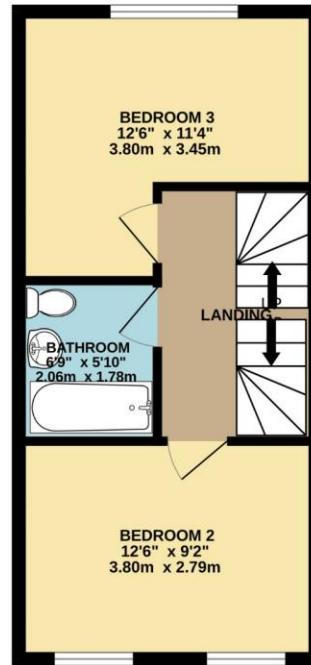
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



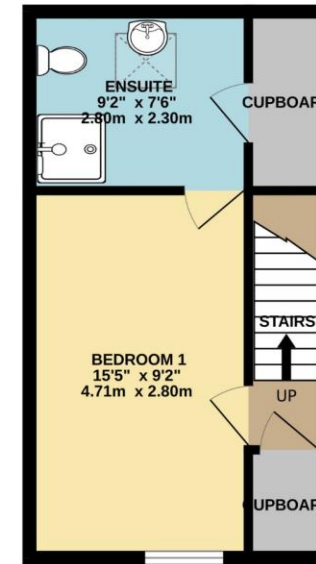
GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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