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Hallett Close, Latchbrook, Saltash, PL12 4UD

Offers Over
£215,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale this modern well presented three bedroom semi detached house situated in a tucked away cul-de-sac location in the much sought after residential area of Latchbrook, Saltash. The accommodation briefly comprises lounge with opening leading into the dining area, newly fitted kitchen, three bedrooms, newly fitted bathroom, gardens to the front and rear, garage and driveway offering additional parking for several cars. Other benefits include double glazing and gas central heating. An internal viewing is essential. EPC = C (71)



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SOUTH WEST
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PRS Property
Redress
Scheme



LOCATION

The property is situated in an enviable location within a cul-de-sac in the much sought after area of Latchbrook, Saltash. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

uPVC double glazed front door with pattern glass leading into the hallway.

HALLWAY

Stairs leading to the first floor, tiled flooring, radiator, power points, doorway leading into the lounge area.

LOUNGE

13' 10" x 12' 8" (4.22m x 3.86m) uPVC double glazed box bay window to the front aspect, power points, radiator, coved ceiling, storage cupboard, opening leading into the dining area.

DINING AREA

12' 8" x 7' 12" (3.86m x 2.44m) uPVC double glazed doors leading to the rear garden, radiator, power points, doorway leading into the kitchen.

KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m) Newly fitted modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainers sink unit with mixer tap, tiled splash backs, power points, range of built in kitchen appliances including electric oven with gas hob and extractor hood above, microwave oven, washing machine, dishwasher and fridge/freezer. uPVC double glazed window and door leading to the rear garden.

STAIRS

Leading to the first floor landing.

LANDING

uPVC double glazed window to the side aspect, doorways leading into the first floor living accommodation, radiator, linen cupboard, access to the loft space.

BEDROOM 1

10' 9" x 8' 10" (3.28m x 2.69m) uPVC double glazed window to the rear aspect, power points and radiator, range of built in bedroom furniture.

BEDROOM 2

12' 6" x 8' at widest 00" (3.81m x 2.44m) uPVC double glazed window to the front aspect, power points, radiator, coved ceiling.

BEDROOM 3

7' 5" x 6' 10" (2.26m x 2.08m) uPVC double glazed window to the front aspect, radiator and power points.

BATHROOM

Stylish newly fitted bathroom with P shaped shower bath having shower attachment above, pedestal wash hand basin, low level w.c., radiator, part tiled walls, uPVC double glazed obscure glass window to the rear aspect.

FRONT GARDEN

To the front of the property there is a small gravelled area, wooden gateway giving access to the rear garden.

REAR GARDEN

To the rear of the property there is an enclosed low maintenance garden with patio area, raised gravelled area and raised borders, pathway at the side of the property leading to the wooden gateway giving access to the front.

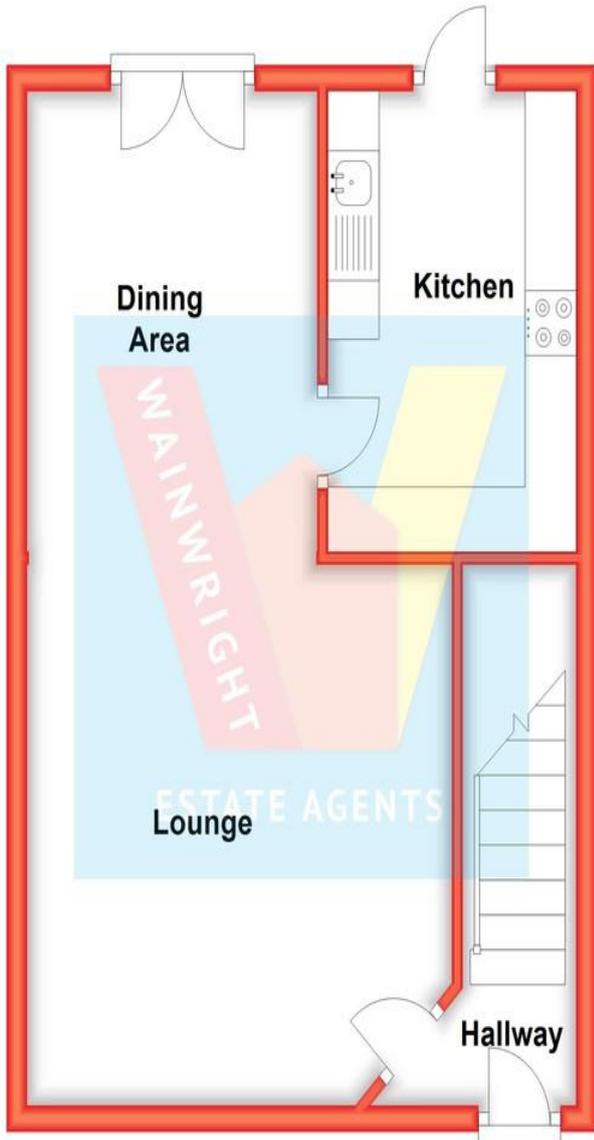
GARAGE

The garage is located at the front of the property and has power and lighting.

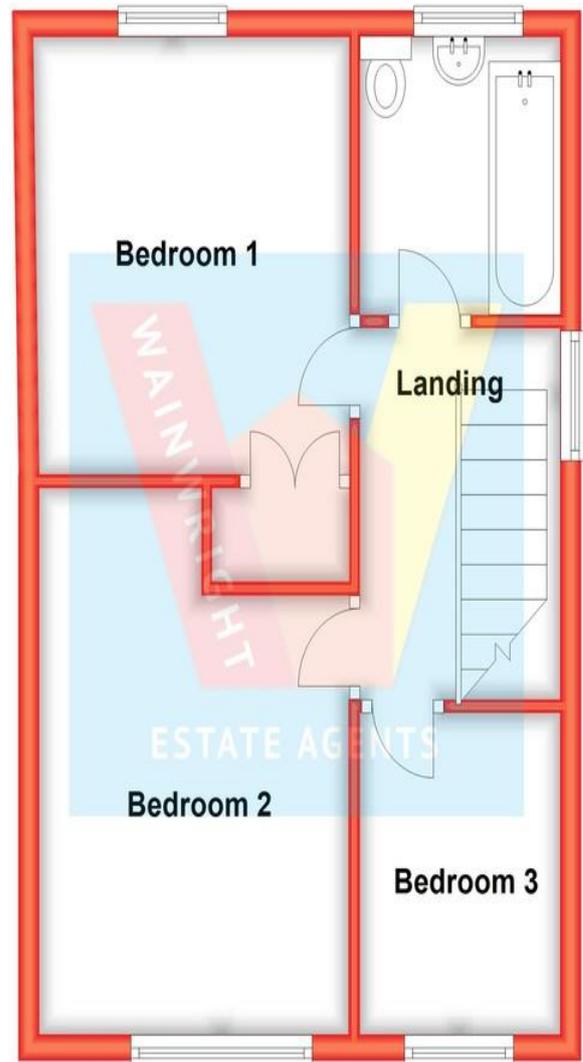
DRIVEWAY

To the front of the property there is a driveway offering off road parking for several vehicles.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING

By appointment with Wainwright Estate Agents

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ACCOMMODATION These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.