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Andrews Way, Hatt, Saltash, PL12 6PE

£270,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale this three bedroom detached property located in a cul-de-sac location within the popular village of Hatt close to the Cornish town of Saltash. To appreciate the location and all this family home has to offer an internal viewing is highly recommended. EPC = E (50)



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DESCRIPTION

This is a light and airy three bedroom detached property with well proportioned accommodation which briefly comprises lounge with extended bay area leading out to the rear patio area and garden, dining room with archway leading into the modern fitted kitchen, useful downstairs cloakroom on the ground floor with three bedrooms and good size family bathroom on the first floor, gardens to the front and rear, garage and brick paved driveway.

LOCATION

The property is located in the popular village of Hatt which is approx 3 miles from the town of Saltash offering good transport links to Devon and Cornwall along the A38 Corridor. There are various supermarkets in the Saltash area with a good selection of local shops, cafes and bus routes to the surrounding areas in the town centre. There are a selection of schools and a college in the area.

ENTRANCE

uPVC front door with obscure glass insert leading into the hallway.

HALLWAY

Stairs leading to the first floor, doorways leading into the downstairs cloakroom and dining room, telephone point, wall mounted electric heater.

DINING ROOM

9' 11" x 9' 4" (3.02m x 2.84m) uPVC double glazed window to the front aspect, power points, storage cupboard, doorways leading into the lounge and garage, electric storage heater, smooth and coved ceiling, archway leading into the kitchen.

LOUNGE

17' 11" at widest point x 13' 8" (5.46m x 4.17m) Extended lounge into a bay area with uPVC double glazed windows to the rear aspect and double glazed double doors leading to the rear garden, various power points, electric fire, wall mounted storage heater, coved ceiling.

KITCHEN

11' 4" x 6' 11" (3.45m x 2.11m) Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for dishwasher, under cupboard feature lighting, space for fridge and cooker, extractor hood, various power points, down lighting, double glazed window to the rear aspect, double glazed door leading to the side of the property.

CLOAKROOM

Accessed via doorway from the hallway, low level w.c., wash hand basin, obscure glass double glazed window to the front aspect, storage cupboard.

STAIRS

Stairs leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, access to the loft space, airing cupboard housing the hot water cylinder.

BEDROOM 1

13' 9" x 7' (4.19m x 2.13m) Double glazed window to the rear aspect, various power points, wall mounted electric heater.

BEDROOM 2

11' 5" x 9' 11" (3.48m x 3.02m) Double glazed window to the front aspect, various power points, wall mounted electric heater.

BEDROOM 3

9' 7" x 7' 7" (2.92m x 2.31m) Double glazed window to the rear aspect, wall mounted electric heater, various power points.

BATHROOM

8' 1" x 7' 7" (2.46m x 2.31m) Modern matching four piece bathroom suite comprising corner bath, shower cubicle with electric shower, low level w.c., pedestal wash hand basin, down lighting, storage cupboard, tiled walls, electric heater, obscure glass double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a level garden which is laid to lawn having brick paved pathway leading to a side gateway which gives access to the rear garden.

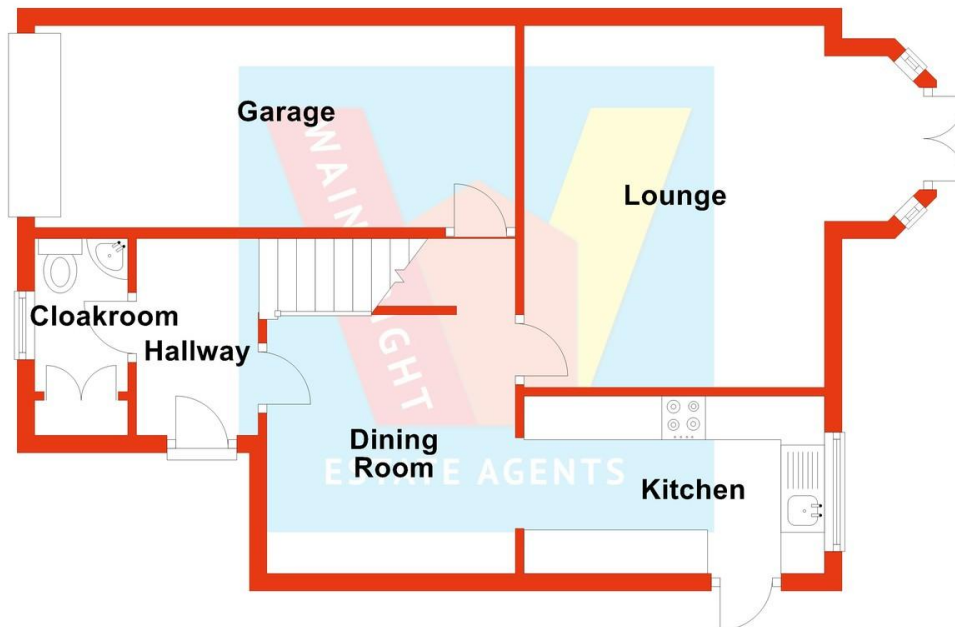
REAR GARDEN

Southerly facing enclosed rear garden which is mainly laid to lawn with various mature plants, shrubs and flowers to the borders, patio area, outside tap.

GARAGE

18' 0" x 7' 1" (5.49m x 2.16m) The garage is accessed via a metal up and over door, power and lighting, space and plumbing for washing machine, doorway leading from the garage into the property.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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