



42 Andrews Way | Hatt | Saltash | PL12 6PE

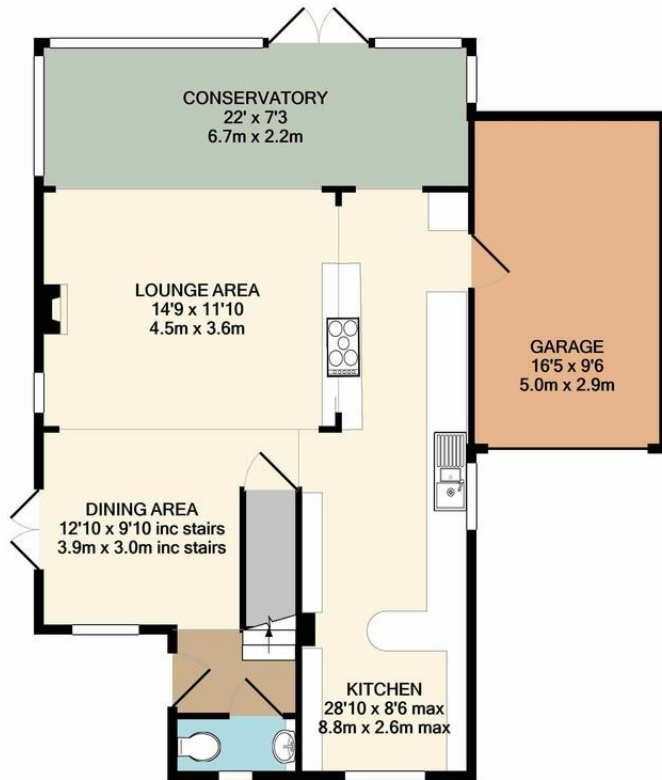
A much improved detached property located within this popular village.

Formerly a four bedroom house, this property has been re-configured by the current owners to offer a large, open plan living room, ideal for entertaining. Upon inspection you will find a large spacious open-plan reception area, comprising of lounge, dining area, conservatory, kitchen and bar. There is also a downstairs WC and integral garage. Upstairs are three double bedrooms and a large bathroom.

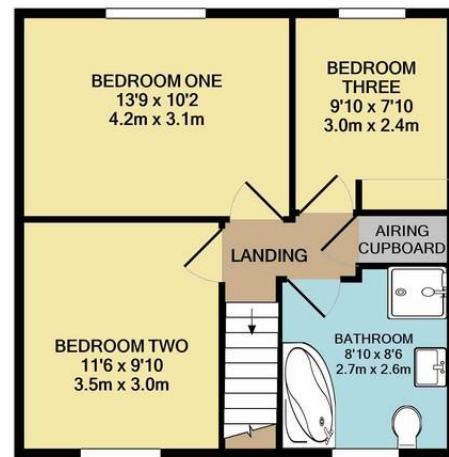
Outside to the front is parking for a number of cars leading to the single garage, whilst the rear garden benefits from a lawn, patio and backs onto fields and woodland.

In Region Of £350,000

- Three Bedrooms
- Detached House
- Large Open Plan Living Room
- Upvc Double Glazed Windows
- Log Burning Stove



GROUND FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(81.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

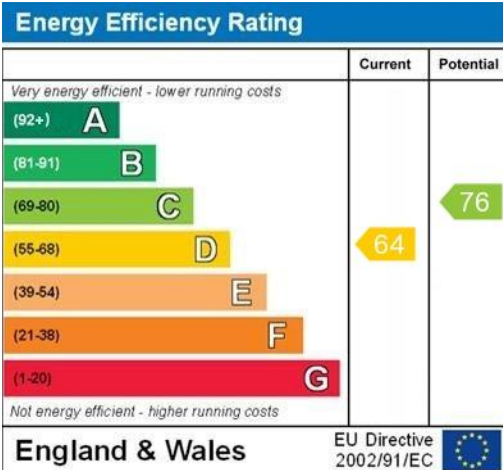
TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements