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Freehold : Council Tax Band D
EPC Rating D

Sunnybanks, Hatt

BELVOIR!

Guide price £280,000



Key Features

- > Four Bedroom Detached Bungalow
- > Spacious Lounge Diner
- > South Facing Garden
- > Garage & Driveway
- > Family Bathroom & Additional WC

*** NO ONWARD CHAIN! ***

A spacious four bedroom detached bungalow tucked away at the end of a popular cul-de-sac in the desirable Cornish village of Hatt.

The property requires a degree of modernisation but is spacious, light and airy throughout.

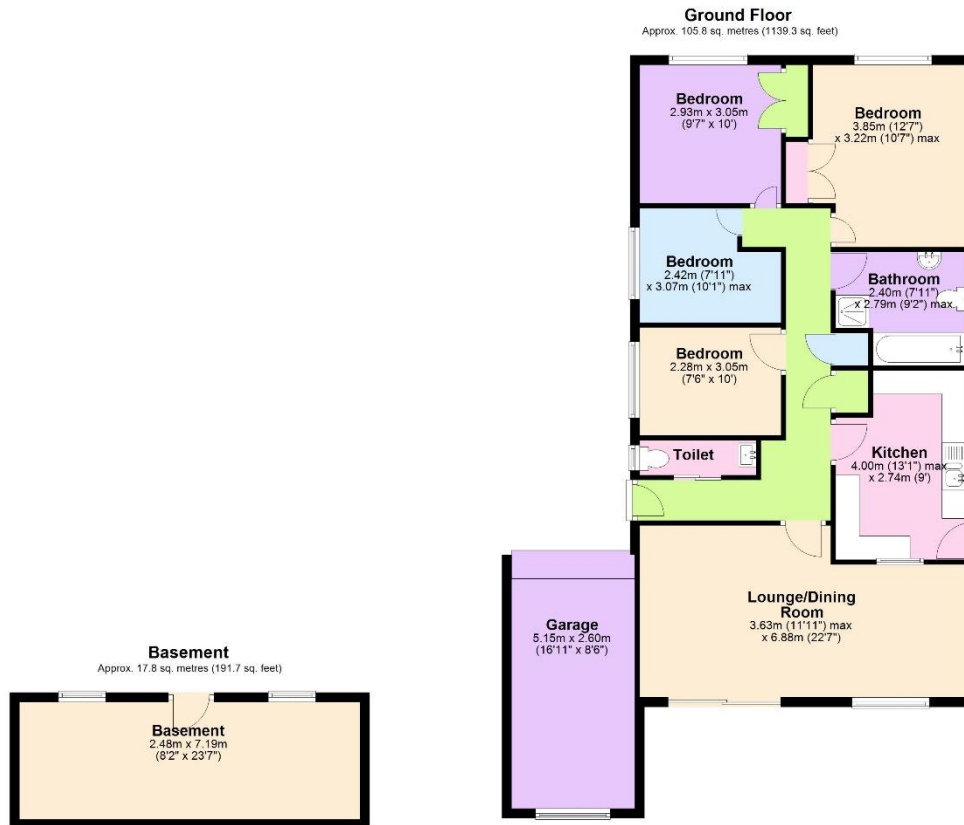
Features include; a long driveway for approximately three cars, a pretty front garden, a single garage with electric and south facing window, a generous lounge/diner with patio doors to a raised terrace overlooking the rear garden, a good sized fitted kitchen, a spacious family bathroom with bath and separate shower cubicle, two double bedrooms with built-in wardrobes, two further bedrooms, a versatile basement room with double glazed window and door measuring 8'2" x 23'7", GCH, DG & more!



The property also benefits from a deceptively sizable south-facing rear garden, stocked with mature plants and shrubs along with a patio area and greenhouse.

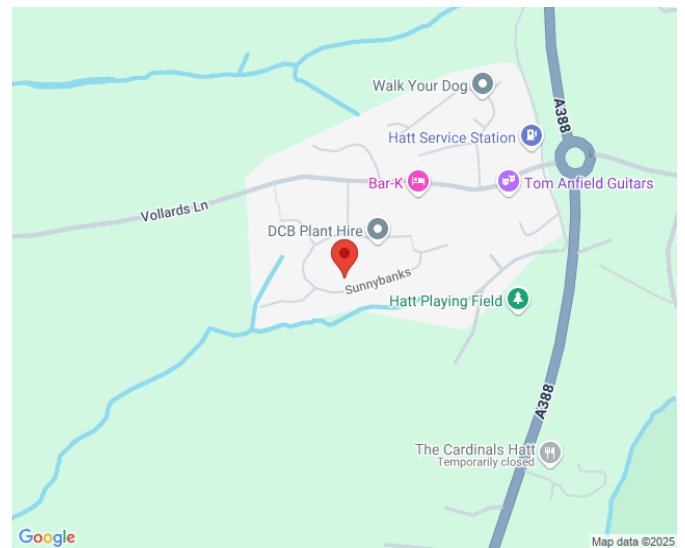
This lovely property offers a buyer the opportunity to put their own stamp on things and create their dream home and garden!

Hatt is a hamlet in the civil parish of Saltash in east Cornwall, England, UK. It is on the A388 road from Callington to Saltash. Close-by is a garage/convenience store, a large garden centre with local produce shops, and a business centre with various superstores, including a large Waitrose. Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library, and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



Total area: approx. 123.7 sq. metres (1331.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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