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**Freehold : Council Tax Band D
EPC Rating C**

Hearl Road, Latchbrook, Saltash

BELVOIR!

Guide price £425,000



Key Features

- > Four Bedroom Detached House
- > Driveway & Integral Garage
- > Loft Room With Staircase, Velux Windows & Heating
- > En-Suite Master Bedroom
- > Landscaped Rear Garden

An Immaculately Presented Detached Family Home in a Prime Latchbrook Location!

Situated in one of Latchbrook's most desirable cul-de-sacs, this beautifully maintained detached family home offers spacious and stylish living throughout. Boasting a driveway and integral garage with electric door, the property combines practicality with comfort in a peaceful residential setting. Step inside to an inviting hallway that leads to a generous living room, complete with a charming bay window and feature fireplace. Adjacent is a bright dining room with patio doors, opening directly onto the rear garden—perfect for entertaining or family meals.

At the heart of the home lies a gorgeous, contemporary kitchen, seamlessly connecting to a breakfast room, ideal for casual dining. A convenient downstairs WC completes the ground floor layout.

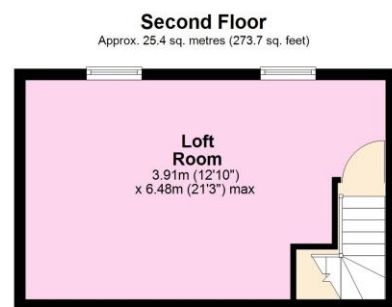
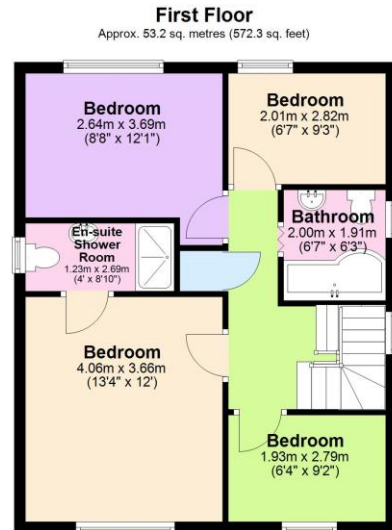
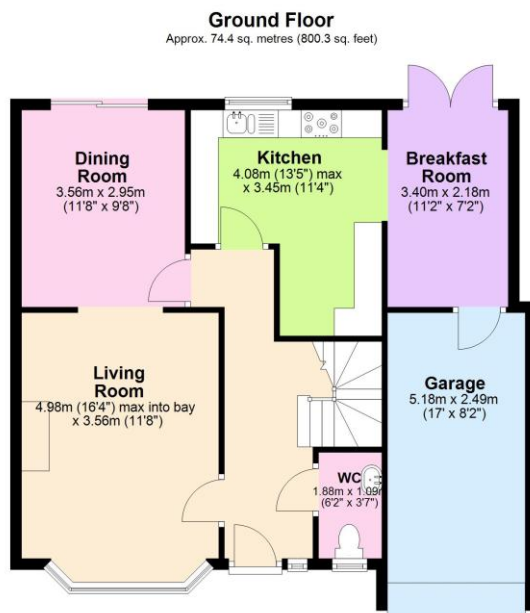


Upstairs, the master bedroom benefits from an en-suite shower room and enjoys pleasant views through the cul-de-sac towards the countryside. There are three further well-proportioned bedrooms served by a modern family bathroom, offering both style and functionality. A standout feature is the wonderful loft room, accessed by a full staircase and boasting Velux windows and central heating—perfect as a home office, hobby room, or extra bedroom.

Outside, the enclosed rear garden features a level patio and lawn, along with a dedicated children's play area, making it ideal for family living.

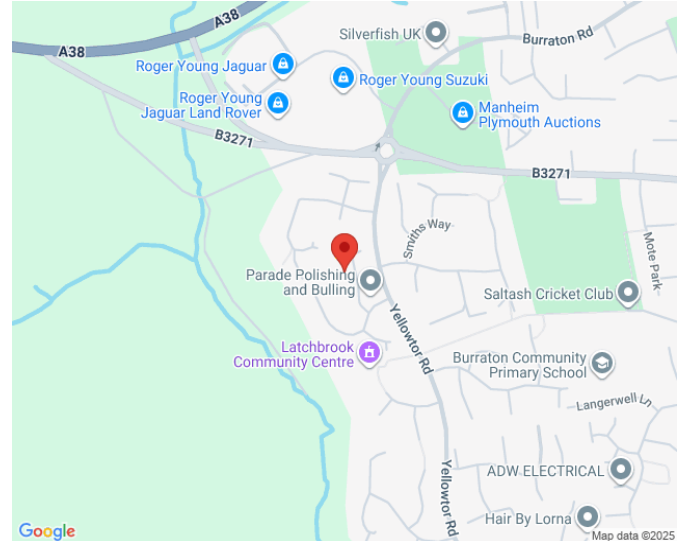
Offered for sale with no onward chain, this fantastic home is sure to attract strong interest—early viewing is highly recommended.

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, a college and 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.



Total area: approx. 152.9 sq. metres (1646.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	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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belvoir.co.uk/offices/plymouth

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