



Andrews Way

Hatt Saltash Cornwall PL12 6PE



proud to be part of

BELVOIR!

Sales and Lettings

www.henningsmoir.com

Andrews Way Hatt Saltash

Immaculately presented four bedroom detached bungalow situated in a cul-de-sac within a popular village location. The property benefits from a driveway for at least three cars, garage, large level garden. Internally there is four piece bathroom, bedroom 3 benefits from an en-suite w.c and sink. The L-shaped kitchen has been extended to add numerous kitchen units, a breakfast bar with sink and various additional storage units as well leading into the dining/sitting room.

Guide Price £330,000

Belvoir!/Hennings Moir

136c Fore Street Saltash
PL12 6JR

Tel: 01752 850440

Email: info@henningsmoir.com

www.henningsmoir.com



The bungalow has 3/4 bedroom, the light and airy fourth bedroom would make a fantastic study. The Lounge and three further bedrooms make this a substantial living space. With patio doors leading out onto the pretty rear garden, there is a shed and summer house with power and light and additional storage sheds. Plenty of space to enjoy the sun in all aspects of the garden. With side access to the driveway, the garage has been converted with front facing patio doors. An internal viewing is highly recommended. EPC = C

The rear half of the garden has been attractively landscaped to create a low maintenance space in which to entertain, with pathways entwined with several patio areas which enjoy a good degree of sunshine throughout the day. The gardens are wood panel fenced to all sides and benefit from an external power point. Included in the sale are the two summer houses, all of which have power points available. The front garden is laid to lawn with bushes and shrubs.

GARAGE



ENTRANCE HALLWAY

LOUNGE 13' 0" x 11' 8" (3.96m x 3.55m)

KITCHEN/DINING/SITTING ROOM 12' 0" x 19' 5" (3.65m x 5.91m)

L shaped kitchen 21.04 at the widest point.

BEDROOM 4 8' 9" x 6' 10" (2.66m x 2.08m)

BATHROOM 7' 2" x 7' 11" (2.18m x 2.41m)

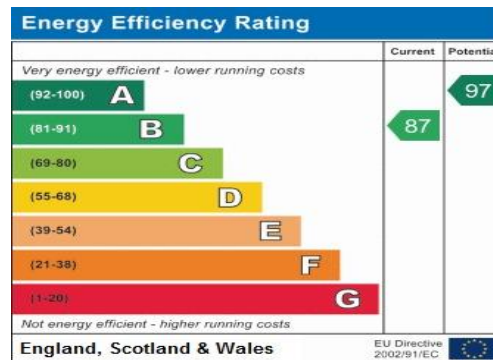
BEDROOM 3 10' 0" x 7' 0" (3.05m x 2.13m)

BEDROOM 1 10' 7" x 10' 0" (3.22m x 3.05m)

BEDROOM 2 11' 2" x 9' 7" (3.40m x 2.92m)

EXTERIOR

The rear garden is one of the many selling features of this property and can be accessed from either side paths or from the sliding patio doors from the kitchen. All lead out to a paved patio area where there is an external tap and a side door into the garage. Beyond this, a pathway leads to a level lawn bordered by hedgerow, trees and shrubs.



DIRECTIONS

Take the A388 from Saltash to Callington. At Hatt roundabout turn take the first exit to the village and proceed until reaching Andrews Way on the right.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020