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17 STUARTS WAY, HATT, SALTASH, PL12 6PN

PRICE GUIDE £465,000





In a prized village setting close to the western edge of the Tamar Valley Area of Outstanding Natural Beauty, a detached bungalow with fabulous country views set within pretty gardens on this small and popular residential estate. About 1565 sq ft, 18' Sitting Room, 16' Conservatory, Dining Room/Bed 4, Kitchen/Breakfast Room, 3 Bedrooms (1 Ensuite), Bath/Shower Room, Laundry and Cloak/WC, Established Gardens, Parking and Garage.

SALTASH 3.5 MILES, PLYMOUTH 9 MILES, CARGREEN YACHT CLUB 3 MILES, LOOE AND THE BEACH 13 MILES

LOCATION

The property is conveniently located on the outskirts of Hatt, close to the western edge of the Tamar Valley AONB. Amenities include a shop with garage and filling station together with a recreational ground/playing field. The nearby village of Botus Fleming has a village pub and church. The water front and tidal waters of the River Tamar lie 4 miles from the property and provide numerous opportunities for the boating enthusiast. It is understood that deep water moorings may be available. Landulph has a primary school (rated "Good" by Ofsted) with a bus service available from Hatt village.

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar. St Mellion International Golf Resort is within easy driving distance as is the China Fleet Country Club. A Waitrose store lies on the northern outskirts of the town and Plymouth is readily accessible via the A38. The sandy beaches of Whitsand Bay are within a short drive and there are many places of historical interest including the National Trusts' Cotehele House closeby.



DESCRIPTION

17 Stuarts Way comprises a detached bungalow available on the open market for the first time in 14 years. The property offers spacious and well presented accommodation benefitting from full double glazing and mains gas central heating. This is a secluded position at the end of the cul-de-sac with a fine aspect over open country. The bungalow has a relatively level garden and approach suitable for occupation by those with mobility issues.

The accommodation extends to about 1565 sq ft and briefly comprises - Porch - Spacious Reception Hall - 18' Sitting Room - 16' Conservatory - 13' Dining Room/Bed 4 with French doors to garden - 13' Kitchen/Breakfast Room - Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms (total 3/4 beds) - Bath/Shower Room with freestanding bath - Laundry Room with Cloakroom/WC off.

OUTSIDE

A long private drive provides ample parking and leads to the garage with electric door.

The established gardens are a particular feature of the property with mature tree, shrub and flower beds. There are patios, one with pergola together with areas of level lawn. Leanto greenhouse and shed.

EPC RATING - D, COUNCIL TAX BAND - E

Mains water, electricity, drainage and gas. Superfast fibre broadband available. Mobile Coverage - indoor - likely, outdoor - likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 6PN - the property will be found at the end of the estate.







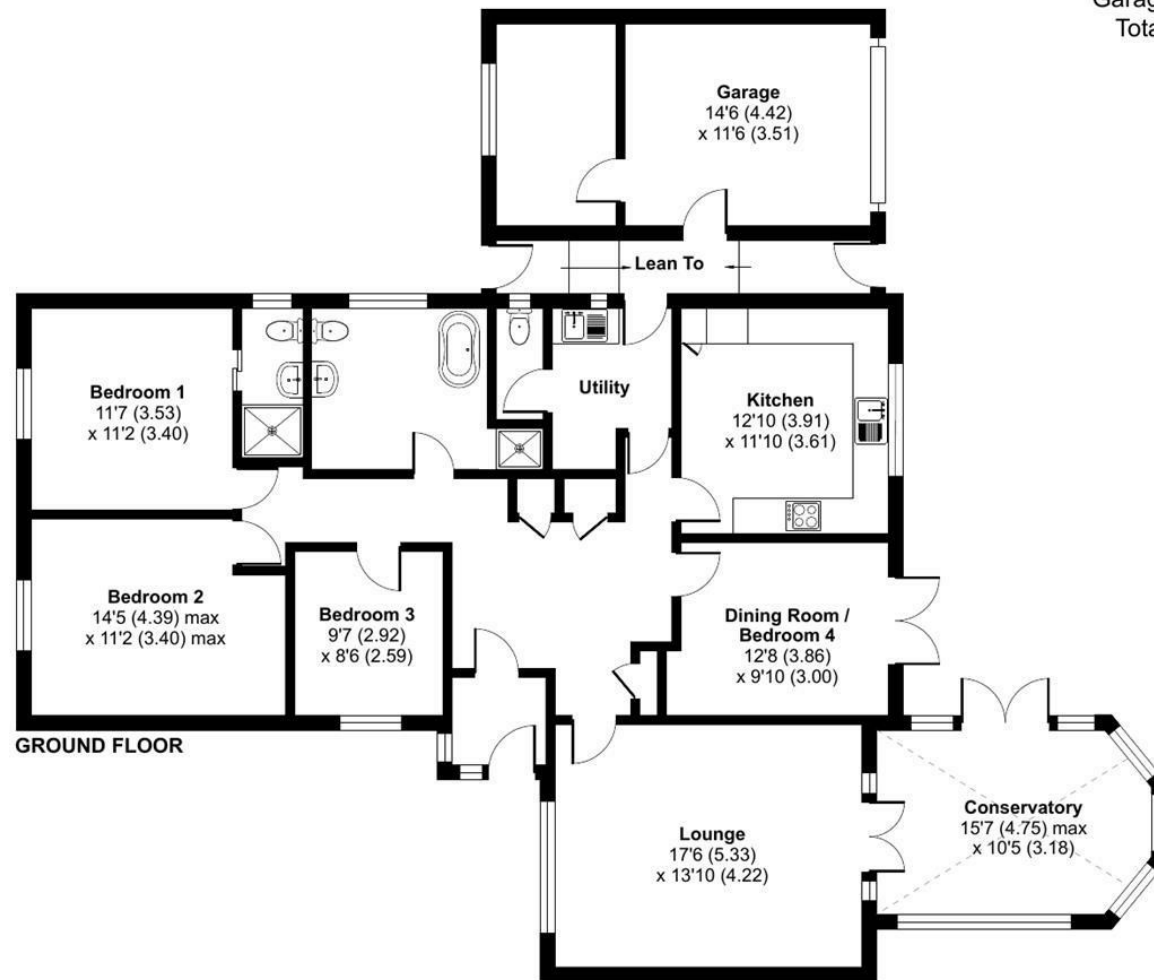
Stuarts Way, Hatt, Saltash, PL12

Approximate Area = 1565 sq ft / 145.3 sq m (excludes lean to)

Garage = 245 sq ft / 22.7 sq m

Total = 1810 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1136821

These particulars should not be relied upon.