



**Hearl Road, Latchbrook Saltash PL12 4TX**

**welcome to**

**Hearl Road, Latchbrook Saltash**

**\*\*GUIDE PRICE £500,000\*\*** A beautiful detached property with a double garage and large driveway. This family home has 4/5 bedrooms, 3/4 reception rooms, an en suite, cloakroom and family bathroom as well as a private, flat garden. Please call us today to book your viewing slot.



### **Front Elevation**

To the front of the property is a large, multi-car driveway, a double garage, access to the rear garden and a ramp leading to the front entrance.

### **Entrance Hall**

Ceiling light, double glazed window to the front, radiator, carpet flooring, airing cupboard, doors to lounge, kitchen, cloakroom, bedroom 5/study.

### **Study/bedroom 5**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Ceiling light, double glazed window to front, radiator, carpet flooring, fitted desk units.

### **Cloakroom**

Ceiling light, storage cupboard, double glazed window to the side, radiator, laminate flooring.

### **Kitchen**

14' 4" x 11' 5" ( 4.37m x 3.48m )

Ceiling light, double glazed window to rear, black granite work tops, wall mounted and floor based units, stainless steel double sink and drainer, integrated double oven with microwave, induction hob, integrated dishwasher, boiler, vinyl flooring, doors to utility room and dining room.

### **Utility Room**

8' 1" x 5' 7" ( 2.46m x 1.70m )

Ceiling light, double glazed window to the side, door to garden, stainless steel sink and drainer, floor based units, space for washing machine, tumble dryer, fridge and freezer, tiled flooring.

### **Dining Room**

11' 8" x 9' 2" ( 3.56m x 2.79m )

Ceiling light, radiator, carpet flooring, doors leading to conservatory and lounge.

### **Lounge**

14' 7" x 11' 8" ( 4.45m x 3.56m )

Accessed via the lounge or dining room, ceiling light, double glazed window to the front, radiator, feature fire place with a beautiful surround, carpet flooring.

### **Conservatory**

12' max x 8' 3" max ( 3.66m max x 2.51m max )

Double glazed windows surrounding giving views of the garden, carpet flooring.

### **Landing**

Ceiling light, carpet flooring, doors to bedroom 1,2,3 and 4. Door to family bathroom, airing cupboard and loft access.

### **Bedroom One**

12' 5" max x 11' 10" max ( 3.78m max x 3.61m max )

Ceiling light, double glazed window to the front, radiator, carpet flooring, door to en suite.

### **En Suite**

Ceiling light, double glazed window to the side. w/c, wash hand basin, shower cubicle, carpet flooring.

### **Bedroom Two**

12' 5" max x 8' 10" max ( 3.78m max x 2.69m max )

Currently being used as a sewing room, ceiling light, double glazed window to rear giving views towards Kit Hill and Trematon, built in wardrobe, radiator, laminate flooring.

### **Bedroom Three**

11' 10" max x 11' 6" max ( 3.61m max x 3.51m max )

Ceiling light, double glazed window to rear giving views towards Kit Hill and Trematon, radiator, carpet flooring, built in wardrobe.

### **Bedroom Four**

11' x 7' 11" ( 3.35m x 2.41m )

Ceiling light, double glazed window to front, radiator, cupboard, carpet flooring.

### **Double Garage**

16' x 16' 6" ( 4.88m x 5.03m )

Two garage doors to the front, double glazed window to the side with a door leading towards the garden, storage area above.

### **Rear Garden**

Stepping out from the conservatory there is a patio area that wraps around the property, There is also a flat lawn area, that is private and enclosed with bushes and shrubs surrounding.



**view this property online** [fox-and-sons.co.uk/Property/SAS105166](http://fox-and-sons.co.uk/Property/SAS105166)



welcome to

## Hearl Road, Latchbrook Saltash

- 4/5 BEDROOMS
- 3/4 RECEPTION ROOMS
- FLAT, WRAP AROUND GARDEN
- DOUBLE GARAGE
- COUNCIL TAX BAND E

Tenure: Freehold EPC Rating: C

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SAS105166](https://fox-and-sons.co.uk/Property/SAS105166)



Property Ref:  
SAS105166 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**