





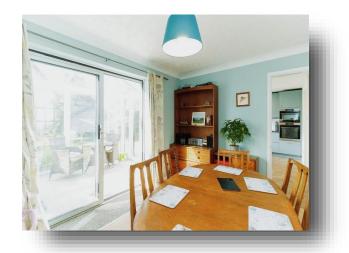




welcome to

Hearl Road, Latchbrook Saltash

GUIDE PRICE £475,000 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.

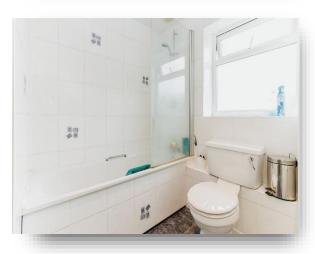












Front Elevation

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' \times 7' 11" (3.35m \times 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.





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

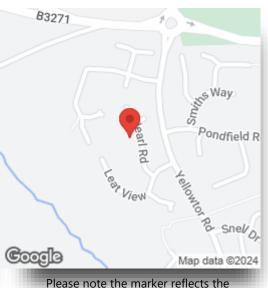
guide price

£475,000









Please note the marker reflects the postcode not the actual property

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16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk