

# Carey Court, Saltash PL12 6UN



### welcome to

## Carey Court, Saltash

We are pleased to bring to market this executive detached home which features a double garage with large driveway, low maintenance rear garden, four bedrooms with En-suite to master, two receptions rooms and large kitchen diner. Added bonus is the basement level with office and hobby room.













#### **Entrance Hall**

Very spacious, double glazed windows to front, radiator, carpet flooring, ceiling light.

#### Lounge

19' 10" x 11' 2" ( 6.05m x 3.40m ) Carpet flooring, ceiling light, double glazed window to front and side elevation, gas fire, radiator and UPVC patio doors leading to garden.

#### **Reception Room Two**

11' 1" x 10' 3" (  $3.38m\ x\ 3.12m$  ) Carpet flooring, radiator, ceiling light and double glazed window to front elevation,

#### Kitchen

13' 10" x 14' 10" (4.22m x 4.52m) Floor and wall mounted units, tiled flooring, Upvc door to garden, double glazed window to rear elevation of the property, ceiling light, wall mounted radiators and tiled flooring. Integrated appliances include - dishwasher, fridge freezer, and wine cooler, double oven with extractor and gas hob Sink and drainer, space for washing machine and tumble dryer under counter. Boiler is also housed in the kitchen.

#### Study/office

5' 4" x 7' 4" ( $1.63m \times 2.24m$ ) Laminate flooring, ceiling light, radiatior and double glazed window to side elevation.

#### **Hobby Room**

13' 2" x 11' 9" ( 4.01m x 3.58m ) Carpet flooring, ceiling light, radiator and double glazed window to side elevation.

#### **Bedroom One**

13' x 13' ( 3.96m x 3.96m ) Carpet flooring, ceiling light, radiator, double glazed windows to front elevation and walk in wardrobe with laminate flooring and ceiling light.

#### **En-Suite**

Laminate flooring, wall mounted towel rail, storage unit, hand basin, W/C, shower and double glazed



window to rear.

#### **Bedroom Two**

11' x 10' 3" (  $3.35m \times 3.12m$  ) Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

#### **Bedroom Three**

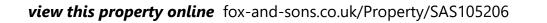
13' 10" x 7' 2" (  $4.22m \times 2.18m$  ) carpet flooring, ceiling light, radiator and double glazed window to rear elevation.

#### **Bedroom Four**

11' 2" x 8' 1" ( 3.40m x 2.46m ) Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

#### Bathroom

Laminate flooring, wall mounted towel rail, storage cupboard, mirror, separate bath and shower, hand basin. W/C and double glazed window to side.





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### **Carey Court, Saltash**

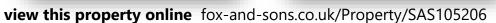
- EXECUTIVE DETACHED HOME
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- BASEMENT LEVEL WITH OFFICE AND HOBBY ROOM
- VERSATILE SECOND RECEPTION ROOM
- COUNCILTAX BAND F

Tenure: Freehold EPC Rating: D

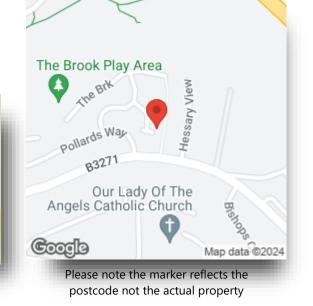
# £500,000











The Property Ombudsman

Property Ref: SAS105206 - 0006 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.

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