



Sunnybanks, Hatt Saltash PL12 6SA

welcome to

Sunnybanks, Hatt Saltash

****GUIDE PRICE £375,000 - £400,000**** This spacious detached bungalow is presented to a high standard throughout and offers comfortable living within a peaceful residential cul-de-sac in the village of Hatt. The property is situated in an elevated position and provides rolling countryside views.



Lounge

22' 8" x 11' 8" (6.91m x 3.56m)

A generously sized room with Upvc patio doors leading out to a private decked balcony providing rolling countryside views to the front, feature gas fireplace, a further Upvc window to the side elevation, TV & telephone points, ceiling light and radiator.

Dining Area

12' 7" x 11' 8" (3.84m x 3.56m)

A defined dining area which is open plan to the living room and kitchen with a rear facing Upvc window and Upvc patio doors leading out to the conservatory, laminate flooring, ceiling light and radiator.

Kitchen

10' 8" x 9' 3" (3.25m x 2.82m)

A new modern fitted kitchen, integrated fridge & freezer, double electric oven, dishwasher, sink/drain, plumbing for washing machine, two rear facing Upvc windows, wall and floor based units, laminate flooring and ceiling light.

Conservatory

12' 5" x 13' 11" (3.78m x 4.24m)

A great addition to the property which is accessed from the dining area and of upvc & block construction with triple aspect windows and a glass roof, double patio doors leading out to the rear garden & radiator. Fitted blinds and ceiling light.

Bedroom One

10' 9" x 10' 3" (3.28m x 3.12m)

Upvc double glazed window to the rear elevation, built-in wardrobes, carpet flooring, ceiling light and radiator.

Bedroom Two

10' 2" x 10' 10" (3.10m x 3.30m)

Upvc window to the front elevation giving lovely countryside views, built-in cupboard, carpet flooring and ceiling light.

Bedroom Three

10' 4" x 10' 1" (3.15m x 3.07m)

Upvc window to the front elevation giving countryside views, ceiling light, radiator and carpet flooring.

Bathroom

A modern bathroom suite comprising a double width walk-in shower cubicle with tiled walls, low level wc, his and hers wash hand basin and mirrors, heated towel rail & a Upvc window to the rear elevation. W/C and wall mounted radiator.

Seperate W/ C

Vinyl Flooring, storage cupboard, W/C with hand basin integrated. Part tiled walls, ceiling light and double glazed window to front aspect of the property.

Outside

To the front of the property is an enclosed lawn with a mixture of mature plants & shrubs. There are two side paths either side of the property which gives access to the rear garden.

The rear garden has a lower decked area and patio with a raised lawn either side of a central pathway which leads to an upper stone chipped area bordered by flower and plants.

Garage

Accessed through a remote controlled roller door with power, lighting & plumbing.



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Sunnybanks, Hatt Saltash

- NO CHAIN
- DETACHED BUNGALOW
- AMPLE DRIVEWAY AND GARAGE
- NEWLY FITTED KITCHEN
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105253 - 0006

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