



**Hobbs Crescent, Saltash PL12 4JJ**

**welcome to**

**Hobbs Crescent, Saltash**

A well situated, fully renovated, detached bungalow with a garage and driveway. This three bedroom home is move-in ready and offers no onward chain, The wrap around garden offers areas of privacy and open space to enjoy. The works have been carried out to a high standard and is a must view!!



## External

Discover the charm of this wrap-around garden, perfect for outdoor play and leisure. A thoughtfully designed patio area awaits for alfresco dining, while a pathway meanders through the landscape. Enclosed for privacy, yet opening up to a spacious front, this garden blends versatility with tranquility and can be enjoyed throughout the year. There is also the added benefit of an outside tap.

## Entrance Porch

Wall mounted light, double glazed window to the sides and front, vinyl flooring, door to the hallway

## Hallway

Vinyl flooring, storage cupboard incorporating BT telephone socket, doors to lounge and opening to kitchen.

## Kitchen

8' 7" max x 12' max ( 2.62m max x 3.66m max )  
Ceiling spot lights, double glazed door to the side, double glazed window to the front, radiator, wall mounted and floor based units, breakfast bar, electric oven, induction hob, extractor fan, sink and drainer, integrated dishwasher and washing machine, space for a fridge freezer, vinyl flooring.

## Lounge/diner

16' 9" max x 15' max ( 5.11m max x 4.57m max )  
Two pendant ceiling lights, double glazed window to the front, french doors leading to the enclosed garden area, radiator, carpet flooring.

## Landing

Ceiling spot lights, two storage cupboards - one housing a new worcester boiler with additional storage and the other being a full floor to ceiling size storage cupboard, radiator, carpet flooring, doors to lounge/diner, the three bedrooms and bathroom, access to loft with a loft ladder. The loft is fully insulated and part boarded.

## Bedroom One

14' 1" x 8' 8" ( 4.29m x 2.64m )

Ceiling light, double glazed window over looking the garden, radiator, carpet flooring.

## Bedroom Two

10' 4" x 7' ( 3.15m x 2.13m )  
Ceiling light, Double glazed window over looking the rear garden, radiator, carpet flooring.

## Bedroom Three

8' 6" x 8' 4" ( 2.59m x 2.54m )  
Ceiling light, double glazed window over looking the garden, radiator, carpet flooring.

## Bathroom

Ceiling spot lights, double glazed window to the side, bath with waterfall shower over head, heated towel rail, w/c, wash hand basin with units surround, ceiling mounted extractor fan, vinyl flooring.

## Garage & Parking

16' 1" x 8' 5" ( 4.90m x 2.57m )  
Up & Over garage door, the garage boasts power and plenty of storage space as well as lighting and power, there is also a driveway in front of the garage.



**view this property online** [fox-and-sons.co.uk/Property/SAS104911](http://fox-and-sons.co.uk/Property/SAS104911)



welcome to

## Hobbs Crescent, Saltash

- DETACHED BUNGALOW
- FULLY RENOVATED
- THREE BEDROOMS
- HIGH SPECIFICATION
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

guide price

**£350,000**

### directions to this property:

From the Tamar Bridge take the first slip road as you enter the county of Cornwall. From here turn right onto North Road, continue for approximately two miles and take the first left hand turning at the mini roundabout into Fairmead Road. From here take the second left turning into Hobbs Crescent, The road is full circle and the property is half way around on the inside.



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SAS104911](https://fox-and-sons.co.uk/Property/SAS104911)



Property Ref:  
SAS104911 - 0013

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)