



Carlton Villas, Hatt SALTASH PL12 6PS

welcome to

Carlton Villas, Hatt SALTASH

Fox and sons are pleased to bring to the market this three bedroom semi-detached home in sought after location of Hatt. The property offers a great open plan living and dining space, modern kitchen, three great size bedrooms, family bathroom and fantastic large rear garden with log cabin.



Entrance Hall

Double glazed window to side, wood flooring, ceiling light.

Lounge/ Dining Room

24' 4" x 18' 11" (7.42m x 5.77m)

Carpet flooring, double glazed window to front elevation, double glazed window to rear and Upvc patio doors, ceiling lights and door leading to kitchen space. Area for both living space and dining.

Kitchen

14' 3" x 8' (4.34m x 2.44m)

Wall and floor mounted units, tiled flooring, breakfast bar worktop space, door to front and rear garden. Double glazed window to rear elevation, electric oven and hob, space for washing machine and dishwasher.

Bedroom One

13' x 12' 4" (3.96m x 3.76m)

Carpet flooring, ceiling light, radiator and double glazed window to front elevation.

Bedroom Two

10' 2" x 11' 4" (3.10m x 3.45m)

Carpet flooring, ceiling light, radiator and double glazed window to rear elevation.

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m)

Carpet flooring, ceiling light, radiator and double glazed window to side elevation.

Bathroom

Vinyl Flooring, heated towel rail, ceiling light, bath with shower overhead, part tiled walls, wall mounted mirror, hand basin with storage, w/c , double glazed window to side elevation.

Rear Garden

Laid to lawn with bushes and shrubs and log cabin. This is currently being used as part summer house and part storage.



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Carlton Villas, Hatt SALTASH

- NO CHAIN
- THREE BEDROOM
- SEMI DETACHED
- REAR GARDEN WITH LOG CABIN
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105352 - 0018

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