



**Stuarts Way, Hatt Saltash PL12 6PN**

**welcome to**

**Stuarts Way, Hatt Saltash**

Fox and sons are pleased to bring to market this impressive well-presented Linked detached bungalow in the ever popular Cornish village of Hatt! Features include; front, side and rear gardens, driveway, and garage.



### **Entrance Porch**

Large entrance porch, vinyl flooring, ceiling light, door to shower room and door leading into lounge area.

### **Shower Room**

5' 10" x 5' 10" ( 1.78m x 1.78m )

Electric shower, wall radiator, hand basin with storage, aqua board panels to walls, ceiling light, double glazed window to side to utility space.

### **Lounge**

22' 8" x 15' 8" ( 6.91m x 4.78m )

Carpet flooring, ceiling light, wall mounted lights, gas fire, two radiators, double glazed window to front and side elevation.

### **Kitchen**

10' 3" x 10' 1" ( 3.12m x 3.07m )

Vinyl flooring, under counter fridge and separate freezer, electric oven and electric Neff hob, sink and drainer, ceiling light, wall and floor based units, door leading to utility room.

### **Utility Room**

11' 11" x 10' ( 3.63m x 3.05m )

Slate tile flooring, door to garage, floor based units with worktops, space for washing machine and dishwasher, ceiling light, double glazed window to rear elevation. Door leading to garage.

### **Bedroom One**

12' 1" x 9' 11" ( 3.68m x 3.02m )

Double glazed window to rear elevation, radiator, ceiling light, carpet flooring and built in wardrobe.

### **Bedroom Two**

9' 11" x 13' 8" ( 3.02m x 4.17m )

Laminate flooring, radiator, ceiling light, radiator, built in wardrobe, double glazed window to side.

### **Bedroom Three**

8' 10" x 9' 2" ( 2.69m x 2.79m )

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

### **Bathroom**

Vinyl flooring, fully tiled throughout, w/c, wash hand basin, bath with shower overhead, wall mounted heated towel rail, mirror and light and double glazed window to side elevation.

### **Outside**

Area laid to lawn to front, side and rear of the property, patio area, bushes and shrubs and garage.



***view this property online*** [fox-and-sons.co.uk/Property/SAS105384](http://fox-and-sons.co.uk/Property/SAS105384)



welcome to

## Stuarts Way, Hatt Saltash

- LINKED DETACHED PROPERTY
- NO CHAIN
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SAS105384](https://fox-and-sons.co.uk/Property/SAS105384)



Property Ref:  
SAS105384 - 0008

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



**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)**