



Snell Drive, Latchbrook Saltash PL12 4UB

welcome to

Snell Drive, Latchbrook Saltash

Fox & Sons are proud to present this three bedroom end of terraced property in Latchbrook. The property has a well sized rear garden, as well as a garage and driveway to the front. Internally there is a downstairs cloakroom, lounge, open plan kitchen-diner, three bedrooms and a family bathroom.



Front Elevation

To the front of the property is a driveway with access to the garage. There is also a small garden area laid with stones and a the main entrance door.

Entrance Hall

Ceiling light, radiator, double glazed window to front, tiled flooring, doors to cloakroom and lounge.

Cloakroom

Ceiling light, double glazed window to front, w/c, wash hand basin, radiator, tiled flooring.

Lounge

15' 2" max x 14' 11" max (4.62m max x 4.55m max)
Ceiling light, double glazed window to front, radiator, electric fire place, double to kitchen/diner.

Kitchen/Diner

14' 11" max x 10' 11" max (4.55m max x 3.33m max)
Ceiling light, double glazed window to rear, wall mounted and floor based units, 1 1/2 sink and drainer, integrated electric oven, 5 ring gas hob, extractor fan, space for washing machine and tumble dryer, tiled flooring, patio doors to rear garden.

Landing

Ceiling light, airing cupboard, double glazed window to side, loft access, doors to the three bedrooms and bathroom.

Bathroom

Ceiling light, extractor fan, w/c, wash hand basin, tiled flooring, bath with shower over head, double glazed window to rear.

Bedroom One

12' 4" max x 8' 7" max (3.76m max x 2.62m max)
Ceiling light, radiator, double glazed window to rear, laminate flooring, built in wardrobe.

Bedroom Two

10' 11" max x 8' 7" max (3.33m max x 2.62m max)

Ceiling light, double glazed window to front, radiator, laminate flooring,

Bedroom Three

9' 2" max x 6' 6" max (2.79m max x 1.98m max)
Ceiling light, double glazed window to rear, radiator, laminate flooring.

Rear Garden

Enclosed and private rear garden. Stepping out onto a decking area with a patio area to the side giving access to a side gate and the rear of the garage. Further on from the decking is an area laid to lawn with slabs throughout as a pathway leading to a corner area laid with gravel, currently being occupied by a bench for sitting in that evening sun.



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Snell Drive, Latchbrook Saltash

- THREE BEDROOMS
- END TERRACED
- GARAGE AND DRIVEWAY
- LAPSED PLANNING
- COUNCIL TAX BAND - C

Tenure: Freehold EPC Rating: C

offers in excess of

£299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105377 - 0005

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