



Sunnybanks, Hatt Saltash PL12 6SA

welcome to

Sunnybanks, Hatt Saltash

A detached bungalow in the sought after village of Hatt. This property offers 3 bedrooms and 2 reception rooms as well as a utility room, garage, driveway, front and rear gardens, family bathroom and separate cloakroom. Call us today to book your slot.



Front Elevation

To the front of the property is a front garden with a small wall enclosing. There is a pathway through the middle, taking you to front door, there are areas either side of this laid with gravel stones and a further raised area also with the stones.

To the side of the garden is a driveway leading to the garage.

Entrance Hallway

Ceiling light, two cupboards - one of which is an airing cupboard, loft access, radiator, carpet flooring, doors to the 3 bedrooms, lounge, kitchen and bathroom.

Bedroom Two

11' 11" MAX x 9' 11" MAX (3.63m MAX x 3.02m MAX)

Bathroom

Ceiling light, double glazed window to side, bath, shower cubicle, w/c, wash hand basin, laminate flooring.

Bedroom One

11' 11" MAX x 11' 10" MAX (3.63m MAX x 3.61m MAX)

Ceiling light, double glazed window to rear, built in wardrobe, radiator, carpet flooring.

Bedroom Three

9' 11" MAX x 8' 10" MAX (3.02m MAX x 2.69m MAX)

Ceiling light, double glazed window to rear, radiator, carpet flooring.

Kitchen/Diner

16' 9" MAX x 13' 11" MAX (5.11m MAX x 4.24m MAX)

Ceiling light, double glazed window to rear, wall mounted and floor based units, 1 1/2 sink and drainer, space for fridge, freezer and oven, radiator, vinyl flooring, door to utility, door to lounge.

Lounge

17' 1" MAX x 14' 5" MAX (5.21m MAX x 4.39m MAX)

Ceiling light, radiator, double glazed window to front, radiator, carpet flooring.

Utility Room

7' 5" x 6' 2" (2.26m x 1.88m)

Ceiling light, radiator, space and plumbing for washing machine and tumble dryer, radiator, tiled flooring, doors to garage, cloakroom and rear garden.

Cloakroom

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

Garage

18' 3" MAX x 9' 11" MAX (5.56m MAX x 3.02m MAX)

Electric up and over door, power, part tiled floor, door to utility.

Rear Garden

Stepping out from the utility room you will see a patio area straight ahead of you, from here a large part of the garden is laid to lawn. There is a further raised area with gravel stones, bushes and shrubs. The southerly facing garden is private and enclosed.



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welcome to

Sunnybanks, Hatt Saltash

- DETACHED
- BUNGALOW
- DRIVEWAY
- GARAGE
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105517 - 0005

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.

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