



Hobbs Crescent, Saltash PL12 4JJ

welcome to

Hobbs Crescent, Saltash

A modern four-bedroom semi-detached home with a spacious kitchen/diner, downstairs WC, and family bathroom. Three double bedrooms, plus a fourth used as a dining room. Patio doors lead to the rear garden, and off-road parking for two cars. call 01752 847151 to view.



Entrance Hall

Laminate flooring. Boiler. Storage cupboard.
Radiator. Ceiling light.

Lounge

17' 4" x 13' 2" (5.28m x 4.01m)
Rear double glazed window. Built in media wall and electric fire. Ceiling light. Wall radiator. Storage cupboard. UPVC doors to the patio and garden.

Dining Room/ Bedroom Four

10' x 6' 3" (3.05m x 1.91m)
Rear double glazed window. Laminate flooring.
Ceiling light. Radiator.

Kitchen

15' 7" x 16' 10" (4.75m x 5.13m)
Two front double glazed windows. Kitchen island.
Wall and base units with sink/drain. Part tiled walls.
Wine rack. Space for American fridge freezer. Bosch Induction hob. Side and front double glazed windows. Built in microwave. Two Bosch electric ovens. Laminate flooring. Ceiling light. Radiator.

Utility Room

3' 3" x 9' 3" (0.99m x 2.82m)
Two side double glazed windows. Part tiled. Ceiling light. Tiled flooring. Space for washing machine and tumble dryer. Wash basin with storage. Wc. Heated towel rail.

Master Bedroom

17' x 8' 5" (5.18m x 2.57m)
Two front double glazed windows. Radiator. Ceiling light. Carpet.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)
Rear double glazed window. Radiator. Ceiling light.
Carpet flooring.

Bedroom Three

10' x 7' 2" (3.05m x 2.18m)
Rear double glazed window. Radiator. Ceiling light.
Carpet.

Bathroom

Side double glazed window. Rainfall shower. Bath tub. Wash hand basin and storage. Wall mirror.
Ceiling light. wc. Heated towel rail. Tiled throughout.

Front Garden

Off road parking for two cars.

Rear Garden

Enclosed garden with pergola, decked area and patio area. Bushes and shrubs.

Loft Space.

Fully boarded with pull down loft ladder.



view this property online fox-and-sons.co.uk/Property/SAS105565



welcome to

Hobbs Crescent, Saltash

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- OFF ROAD PARKING FOR TWO CARS
- SPACIOUS KITCHEN/DINER
- MODERN DECOR THROUGHOUT
- DINING ROOM/FORTH BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105565



Property Ref:
SAS105565 - 0009

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



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk