

Sunnybanks, Hatt Saltash PL12 6SA



welcome to

Sunnybanks, Hatt Saltash

Discover this deceptively spacious reverse-level three-bedroom home, perfectly nestled in a sought-after village location. Residence features a generous lounge/diner that invites relaxation and entertainment, alongside kitchen and convenient cloakroom, kitchen, bathroom, garage and driveway.













Kitchen

12' 6" x 8' 6" (3.81m x 2.59m) Lounge 15' 7" x 27' 5" (4.75m x 8.36m) Bedroom One 16' 5" x 10' 5" (5.00m x 3.17m) Bedroom Two 8' 9" x 13' 7" (2.67m x 4.14m) Bedroom Three 13' 7" x 7' 1" (4.14m x 2.16m) Utility 9' 1" x 8' 2" (2.77m x 2.49m) Store 6' 8" x 4' 9" (2.03m x 1.45m)

Store

7' 3" x 8' (2.21m x 2.44m)





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- VILLAGE LOCATION
- THREE GOOD SIZE BEDROOMS
- COUNTRYSIDE VIEWS
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

£230,000





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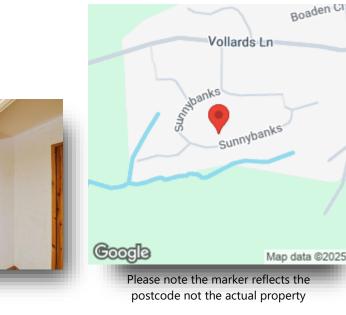
Property Ref:

SAS105751 - 0003

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.

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

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