



Hawkins Lea, Carkeel Saltash PL12 6GN

welcome to

Hawkins Lea, Carkeel Saltash

Welcome to your dream home! This stunning detached property offers a perfect blend of modern living and convenience, featuring off-road parking to make your daily commute a breeze and in a sought after location of saltash. Call us today to arrange your viewing!



Entrance Hall

Wood flooring. Storage cupboard. Radiator. Ceiling light.

fencing. Side access.

Wc

Wood flooring. Wash hand basin and wc. Radiator. Ceiling light. Extractor fan.

Lounge

15' 6" x 10' 8" (4.72m x 3.25m)

Rear and side double glazed windows. Wood flooring. Ceiling light and radiator.

Kitchen

15' 6" x 9' 6" (4.72m x 2.90m)

Front and side double glazed windows. Wall and floor units with sink/drainage. Built in fridge freezer and dishwasher. Side UPVC doors. Induction hob, electric oven and extractor fan. Space for washing machine. Wood flooring. Radiator. Ceiling light. Boiler in cupboard.

Bedroom One

10' x 10' 9" (3.05m x 3.28m)

Side double glazed window. Radiator. Ceiling light. Carpet.

Bedroom Two

9' x 12' 1" max (2.74m x 3.68m max)

Front double glazed window. Ceiling light. Radiator. Carpet.

Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)

Side double glazed window. Radiator. Ceiling light. Carpet.

Bathroom

Front double glazed window. Part tiled walls. Bath tub with shower overhead. Wash hand basin and wc. Storage cupboard. Extractor fan. Vinyl flooring. Radiator.

Rear Garden

Enclosed rear garden with new patio area and



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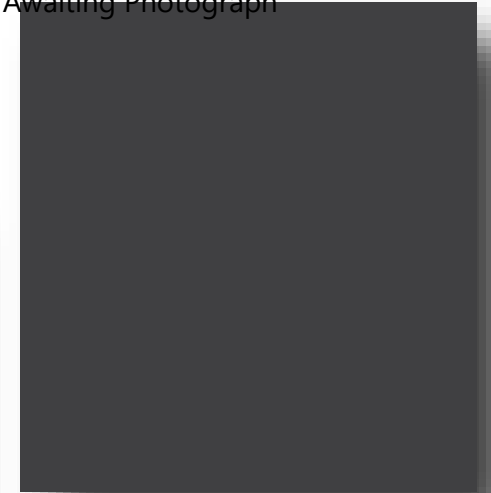
Hawkins Lea, Carkeel Saltash

- DETACHED MODERN HOME
- THREE BEDROOMS & ENSUITE TO MASTER
- DOWNSTAIRS W/C
- OFF ROAD PARKING -DRIVEWAY
- REAR GARDEN

Tenure: Freehold EPC Rating: B

£320,000

Awaiting Photograph



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Please note the marker reflects the
postcode not the actual property



Property Ref:
SAS105777 - 0003

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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