



Sycamore Road, Latchbrook Saltash PL12 4XS

welcome to

Sycamore Road, Latchbrook Saltash

Located in the desirable Latchbrook area of Saltash, this well-designed four-bedroom detached property offers generous living space across two floors, perfect for modern family life. Also located close to local schools, shops, and transport links, this property offers both convenience and tranquillity.



Lounge

10' 2" x 18' 9" (3.10m x 5.71m)

Dining Room

11' 3" x 8' 7" (3.43m x 2.62m)

Conservatory

8' 2" x 8' 3" (2.49m x 2.51m)

Kitchen

11' 8" x 9' 4" (3.56m x 2.84m)

Utility

9' 8" x 5' 1" (2.95m x 1.55m)

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Bedroom Two

8' 7" x 7' 2" (2.62m x 2.18m)

Bedroom Three

6' 9" x 10' 7" (2.06m x 3.23m)

Bedroom Four

9' 2" x 7' 5" (2.79m x 2.26m)



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welcome to

Sycamore Road, Latchbrook Saltash

- FOUR BEDROOM HOME
- DOWSTAIRS BATHROOM AND UTILITY ROOM
- DRIVEWAY AND GARAGE
- CONSERVATORY TO REAR
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£350,000



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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.



Property Ref:
SAS105907 - 0004



Please note the marker reflects the postcode not the actual property



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