



Chapman Court, Latchbrook SALTASH PL12 4TT

welcome to

Chapman Court, Latchbrook SALTASH

Fox and sons are pleased to bring to market this executive four-bedroom detached family home in sought after location within saltash. The property sits on a fantastic generous corner plot within Latchbrook.



Lounge

14' 6" x 11' 8" (4.42m x 3.56m)

Dining Room

9' 2" x 11' 8" (2.79m x 3.56m)

Kitchen

8' 7" x 14' 5" (2.62m x 4.39m)

Study

9' 8" x 7' 11" (2.95m x 2.41m)

Conservatory

12' 6" max x 7' 3" max (3.81m max x 2.21m max)

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom Two

12' 3" max x 12' (3.73m max x 3.66m)

Bedroom Four

7' 5" x 10' 9" (2.26m x 3.28m)

Bedroom Three

8' 3" x 9' 2" in to recess (2.51m x 2.79m in to recess)



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Chapman Court, Latchbrook SALTASH

- FOUR BEDROOM DETACHED HOME
- DOUBLE GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- SOUTH FACING REAR GARDEN
- STUDY ROOM AND CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SAS105952 - 0004

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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