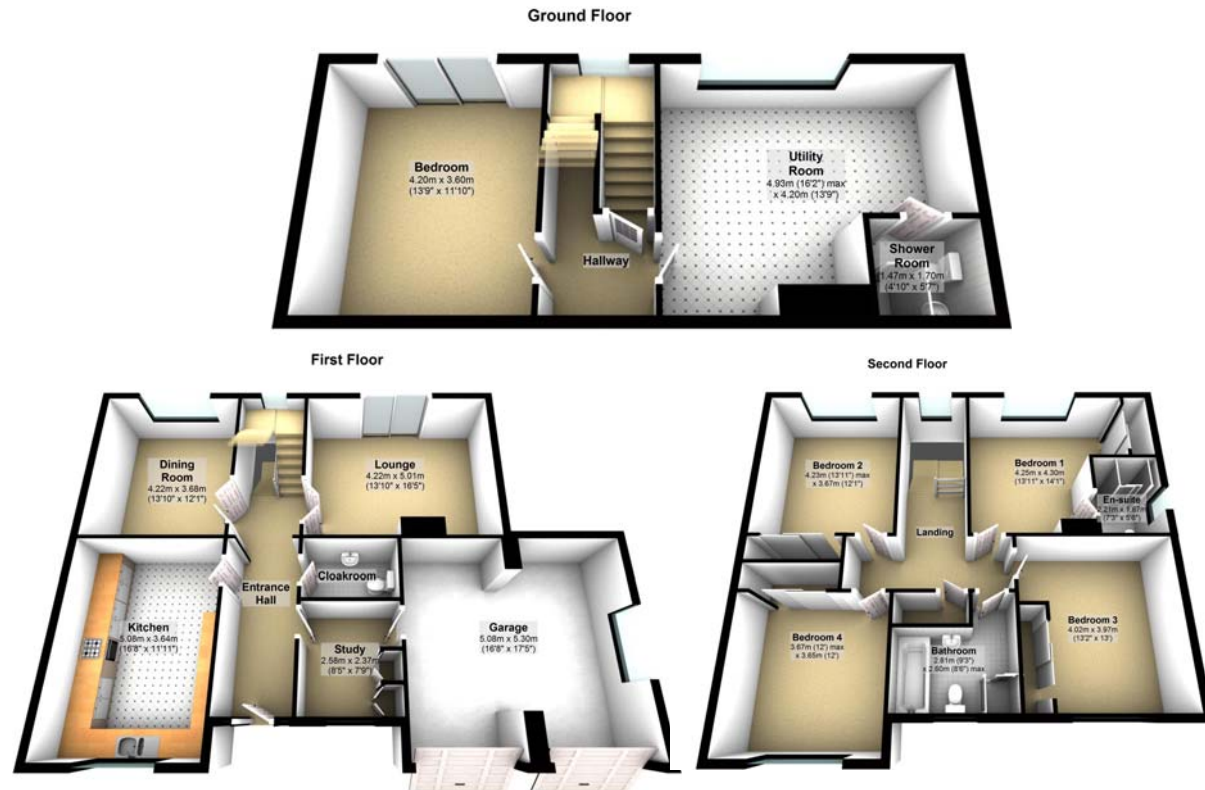


16 Barrow Down

Latchbrook, Saltash, PL12 4TY
Guide Price of £385,000



Dimensions:

Ground Floor

Bedroom: 13'9" x 11'10"
Utility Room: 16'2" max x 13'9"

Dimensions:

First Floor

Lounge: 13'10" x 16'5"
Kitchen: 16'8" x 11'11"
Dining Room: 13'10" x 12'1"
Study: 8'5" x 7'9"
Garage: 16'6" x 17'5"

Dimensions:

Second Floor

Bedroom 1: 13'11" x 14'1"
Bedroom 2: 13'11" max x 12'1"
Bedroom 3: 13'2" x 13'
Bedroom 4: 12' max x 12'

Property Information

Property Summary

- Three Storey Detached Home
- Four Double Bedrooms
- En-Suite Master Bedroom
- Bathroom, Separate Shower Room & Utility
- Lounge, Dining Room, Study & Further Reception Room/5th Bedroom
- Double Garage & Driveway
- Generous Rear Garden
- Balcony Off The Lounge With Countryside Views
- Versatile Ground Floor With Potential For Separate Living
- NO ONWARD CHAIN!

Services

- Gas – British Gas
- Electric – British Gas
- Water – South West Water (metered)
- Drainage - Mains

Communication (used by current owners)

- TV - Virgin
- Telephone – Virgin
- Broadband – Virgin

Taxes and Service Charges

- Council Tax Band - E
- Local Authority – Cornwall County Council
- Tenure – Freehold

Local Area

Education

- Burraton Community Primary School - 0.97 miles
- Saltash.net – 1.89 miles
- Cornwall College – 0. miles

Transport

- Bus Stop – Pondfield Road 0.16
- Train Station – Saltash Train Station – 1.84 miles

Health Care

- Doctor – Saltash Health Centre – 1.27 miles
- Dentist – Saltash Dental Surgery 1.52 miles
- Hospital – St Barnabas – 1.85 miles

Amenities

- Post Office – Saltash – 1.65 miles
- Shop – Spar - 0.62 miles
- Supermarket – Waitrose - 1.04 miles

Leisure

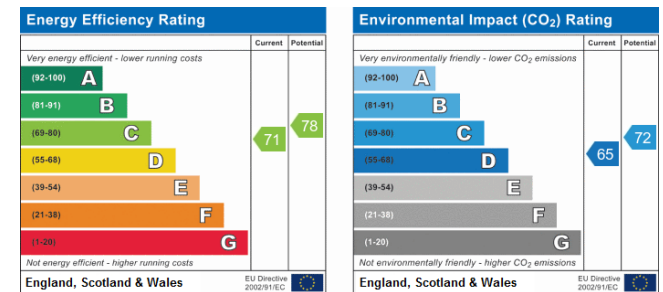
- Leisure Centre – Saltash Leisure Centre - 1.26 miles
- Gym – China Fleet Country Club – 2.38 miles
- Golf Club – China Fleet Country – 2.38 miles

Info supplied from 'Find Near Me'.

The vendor has advised us that the information contained within these particulars is correct to the best of the vendors knowledge. With regard to appliances and electrical installations, we have not tested any items detailed in these particulars and any prospective purchaser should satisfy themselves with regard to their condition. All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

Directions & EPC

From the Tamar Bridge continue through the tunnel on the A38. At the Carkeel roundabout take the left hand exit. At the next roundabout take the third exit. At the next roundabout cross the roundabout into Yellow Tor Road and then take the first right into Barrow Down. Follow the road along and to the left. The property can be found on the right hand side.



To view this property, please call your local Maitlands team

Tel: 01752 845396