



Falcon

01752 600444

6 Wood Close

Latchbrook, Saltash, PL12 4TS

Offers in Excess of £350,000





In Brief

Beautiful family home with sunny private garden in a quiet cul-de-sac setting.

Reception Rooms	Large living room with separate dining room plus conservatory.		
Bedrooms	4 bedrooms		
Heating	Gas central heating (2 year old boiler)	Parking	Driveway and garage
Area	1184 sq ft	Council Tax	D
Tenure	Freehold		

Description

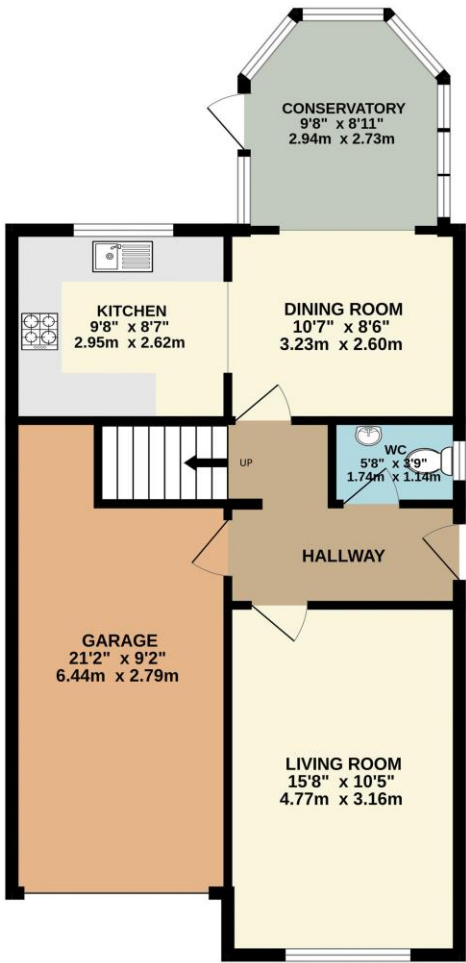
Tucked away in a quiet cul-de-sac, this attractive four-bedroom detached family home, built in the 1990s, offers spacious and well-balanced accommodation throughout. The welcoming entrance hallway is accessed via a rather lovely side entrance, adding individuality from the outset. There is a generous living room to the front whilst to the rear there is a separate dining room, which opens into a well-fitted modern kitchen, creating an excellent layout for family life and entertaining alike. A fabulous conservatory extends the ground floor space beautifully and provides a wonderful place to relax overlooking the garden. There is also the added convenience of a downstairs W/C. Upstairs are four bedrooms, comprising two good-sized doubles and two comfortable single rooms, together with a family bathroom featuring an electric shower over the bath. Further benefits include UPVC double glazing and gas central heating supplied by a two-year-old condensing boiler. Outside, the rear garden is an absolute delight — wonderfully colourful with an abundance of flowers, shrubs and bushes that attract bees and wildlife, with local hedgehogs regular visitors. Enjoying a brilliantly sunny aspect, the garden is well enclosed by timber fencing and offers a lovely sense of calm, privacy and tranquillity. The property comes with a driveway to the front and an integral, larger than average (21'2 x 9'2) garage. Families moving to Latchbrook, Saltash are typically young professionals and growing families attracted by good-value family homes, a safe community feel and easy commuting to Plymouth via the A38. There are well-regarded schools including Burraton Primary and Saltash Community School in the area, plus nearby parks, leisure facilities and access to Cornwall's countryside and coast.

Need A Mortgage?

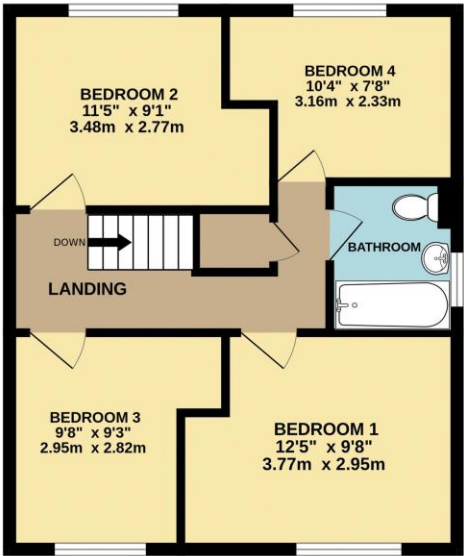
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Floor Plans

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
Made with Metroplex ©2026





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

