



Falcon

01752 600444

9 Hawkins Lea

Treledan, Saltash, PL12 6GN

£230,000





In Brief

Chain-free Contemporary Semi-Detached Home with Two Double Bedrooms & Parking

Reception Rooms	large living room / dining room	Parking	Parking in front for two cars
Bedrooms	2 double bedrooms	Council Tax	B
Heating	Gas central heating		
Area	571 Sq ft		
Tenure	Freehold		

Description

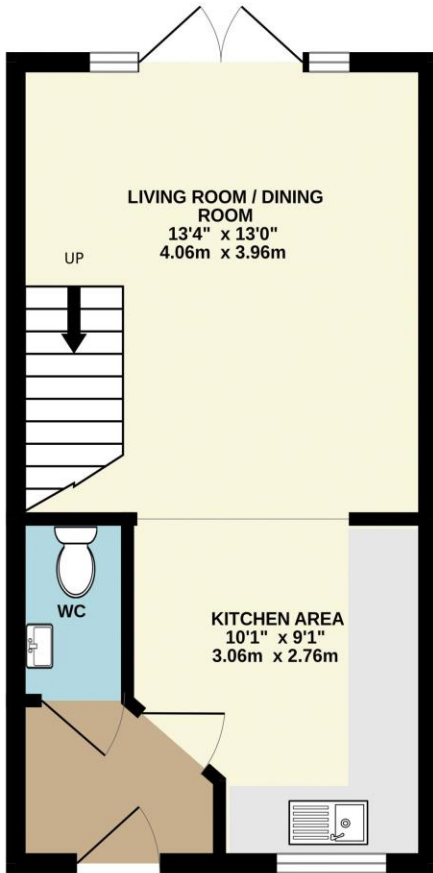
Tucked away in a quiet and highly sought-after position within the popular Treledan development, this stylish two double bedroom semi-detached home is perfect for modern living — and is offered chain ready for a smooth move. Step inside and you're welcomed by a bright entrance hall with handy downstairs WC, leading into a fantastic open-plan kitchen/living space designed with sociable living in mind. The contemporary shaker-style kitchen comes fully equipped with integrated appliances including a washing machine, dishwasher, fridge-freezer, oven and electric hob, while the generous living and dining area offers plenty of space to relax or entertain. French doors open directly onto the landscaped rear garden, creating a seamless indoor-outdoor feel for the warmer months. Practical LVT flooring runs through the hallway and living space, ideal for busy lifestyles and pet owners alike. Upstairs, there are two spacious double bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom complete with shower over the bath. Outside, the enclosed rear garden has been thoughtfully landscaped with a large patio area and lawn, making it perfect for entertaining, children or pets. To the front, the property benefits from side-by-side parking for two vehicles. Further features include gas central heating, double glazing, EPC rating B and Council Tax Band B — all combining to make this an energy-efficient, low-maintenance home in a fantastic location.

Need A Mortgage?

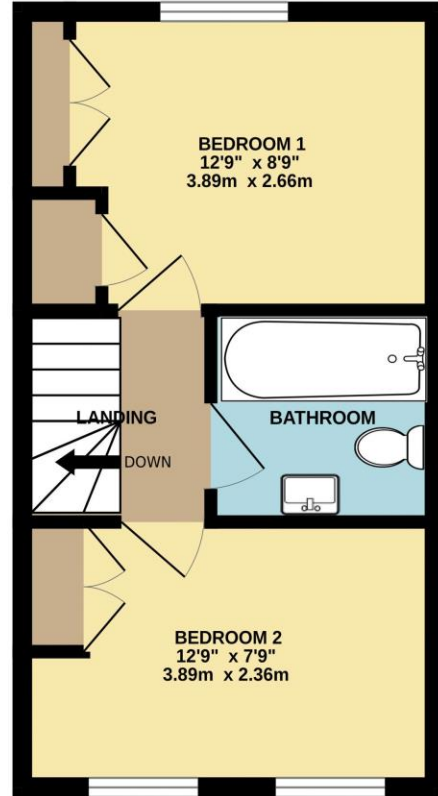
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

