



3  1  2 

**Freehold : Council Tax Band TBC
EPC Rating TBC**

Carlton Villas, Hatt

BELVOIR!

£282,500



Key Features

- > One of two brand-new semi-detached homes
- > Situated in the popular hamlet of Hatt
- > High-quality finishes throughout
- > Open-plan lounge/kitchen/diner with integrated appliances
- > Downstairs utility/cloakroom

Recently completed new homes!

An exciting opportunity to secure one of just two bespoke, brand-new semi-detached homes situated in the ever-popular Cornish hamlet of Hatt.

Thoughtfully designed with modern living in mind, these attractive homes offer stylish, well-balanced accommodation throughout.

The ground floor centres around a fantastic open-plan lounge/kitchen/diner, creating a bright and sociable space for everyday living and entertaining. The contemporary kitchen comes complete with integrated appliances, while a separate utility room and handy downstairs cloakroom provide additional practicality.



Upstairs, there are three well-proportioned bedrooms, including a lovely master bedroom with en-suite shower room, together with a stylish family bathroom.

Outside, each property enjoys its own private south-facing rear garden, perfect for making the most of the sunshine, along with allocated off-road parking and a provision for an electric vehicle charging point.

Designed with energy efficiency in mind, the homes are fitted with air source heat pumps and also come with the reassurance of a six-year warranty.

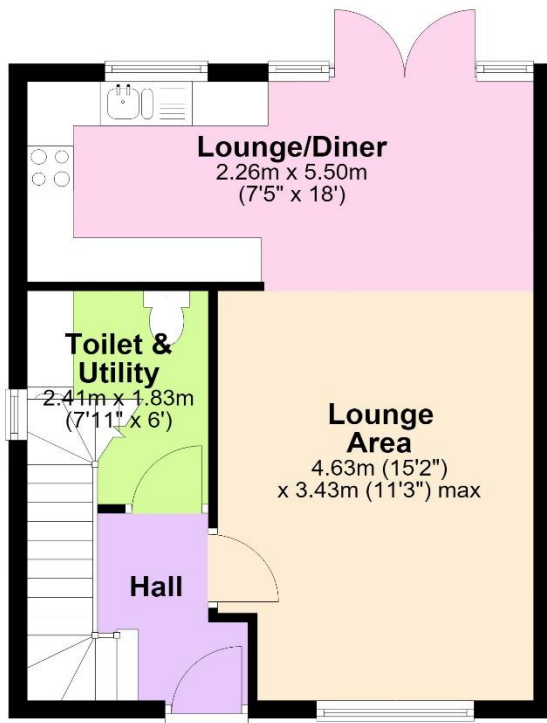
Offered for sale with no onward chain, these wonderful new homes combine contemporary, energy-efficient living with the charm of a Cornish village setting. Hatt benefits from a local convenience store, bus services and playing field nearby, while Saltash, the A38 and wider Tamar Valley are all within easy reach.

A superb opportunity to purchase a brand-new home in a popular location - early viewing is highly recommended!

Hatt is a hamlet in the civil parish of Saltash in east Cornwall, England, UK. It is on the A388 road from Callington to Saltash. Close-by is a garage/convenience store, a large garden centre with local produce shops, and a business centre with various superstores, including a large Waitrose. Nearby, Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library, and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

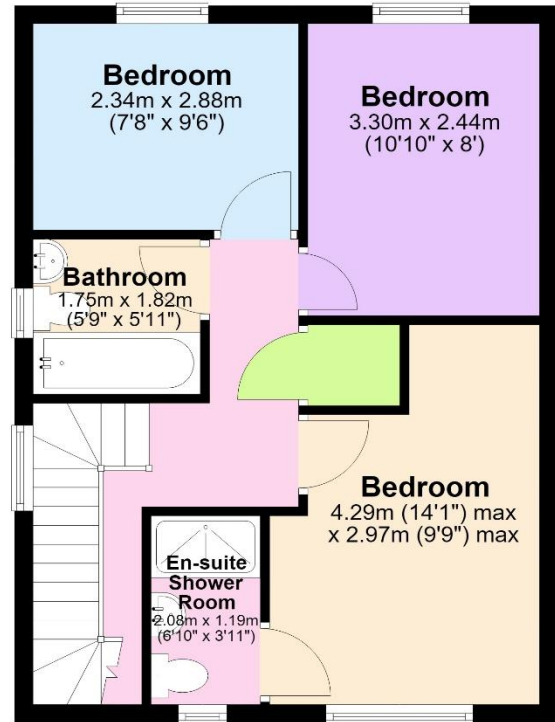
Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)

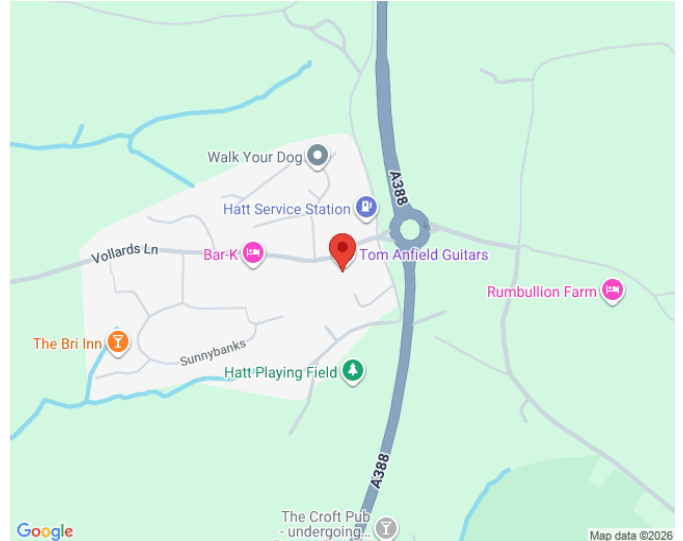


First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440