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OFFERS IN EXCESS OF £265,000 FREEHOLD

A modern semi-detached three-bedroom house boasting a spacious lounge, modern fitted kitchen/breakfast room, conservatory, garage and driveway.

9 HOWARD CLOSE, SALTASH, CORNWALL, PL12 4LP

EPC - TBC

The Property Ombudsman
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PROPERTY DETAILS

Situated in the sought-after residential area of Saltash, this three-bedroom semi-detached property is a spacious family home with the added benefit of a conservatory, generous rear garden, garage and driveway. Conveniently located close to Saltash town centre, local shops, schools and everyday amenities and provides easy access to transport links. The accommodation internally comprises of an entrance hall, a modern fitted kitchen/breakfast room, a welcoming lounge and a conservatory providing additional space for dining and relaxing. On the first floor, there are three good sized bedrooms and a modern shower room. Externally, the property has a generously sized, enclosed rear garden, offering a good degree of privacy, plus the addition of a garage and a driveway providing off-road parking. Further benefits include UPVC double glazing and gas central heating.

COUNCIL TAX BAND – C

Solid wood door to;

ENTRANCE HALL
Staircase to first floor, panelled radiator, LVT flooring, UPVC double glazed window to front elevation, glazed panelled door to;

LOUNGE
15’ x 11’8 (4.6m x 3.6m)
Panelled radiator, LVT flooring, UPVC double glazed window to front elevation, glazed panelled door to;

KITCHEN/BREAKFAST ROOM
14’7 x 8’5 (4.5m x 2.6m)
Modern fitted kitchen comprising cream high gloss base and eye level storage cupboards, wood effect worktops, inset circular single bowl, single drainer, stainless steel sink unit with mixer tap and adjacent recess with plumbing for a washing machine, further recess with plumbing for a dishwasher, integrated oven and four ring electric hob with extractor canopy over, space for an upright fridge/freezer, part-tiled walls, window opening to the conservatory, breakfast bar peninsula unit divides the kitchen from breakfast area, built-in storage cupboard under stairs with electric light, archway to;

CONSERVATORY
13’1 x 7’5 (4m x 2.3m)
Currently being used as a dining room by the current owners. Panelled radiator, LVT flooring, UPVC double glazed windows to side and rear elevations, sliding matching patio door providing access to the rear garden. Please note, the roof was replaced by the current owners 2 years ago.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, access to insulated roof space, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE
12’4 plus wardrobe recess x 8’5
(3.8m plus wardrobe recess x 2.6m)
Panelled radiator, wood laminate flooring, built in double wardrobe with sliding mirrored doors and further built-in storage cupboard housing wall mounted gas boiler providing hot water and central heating (3 years old), panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO
9’8 x 8’8 (3m x 2.7m)
Panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation.

BEDROOM THREE
9’5 x 5’9 (2.9m x 1.8m)
Wood laminate flooring, panelled radiator, UPVC double glazed window to front elevation.

SHOWER ROOM
Modern white suite comprising glazed corner shower cubicle with electric shower, wash hand basin, low level WC, panelled radiator, fully tiled walls, ceiling spotlights, tiled flooring, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS
To the front of the property is a lawned and gravelled garden with a driveway for parking for one car. The gardens are a particularly good size offering a good degree of privacy and seclusion with high larch lap fencing and natural stone walling. The rear garden comprises of raised planters and well stocked flower beds with a gravelled pathway leading to a further concrete pathway with adjacent level lawn, fishpond with pagoda over and further gravelled area to one corner. Theres a useful aluminium framed greenhouse, whilst to the side of the property, is a useful double ended garage. Electrically operated front roller door and standard door to the rear. The garage has power and light connected.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES
All main services are connected to the property.

VIEWING
Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3’’ only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available







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