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

**Andrews Way, Saltash**

**BELVOIR!**

**Offers over £270,000**





## Key Features

- > Three double bedroom detached house
- > Popular village location in Hatt
- > Quiet cul-de-sac setting
- > No onward chain
- > Lounge/diner with fireplace and patio doors to garden

Tucked away in a quiet cul-de-sac within the ever-popular Cornish village of Hatt, this three double bedroom detached house is offered for sale with no onward chain and offers fantastic potential to create a wonderful home.

The property welcomes you with an entrance hallway featuring a useful understairs cupboard, a downstairs WC, and a fitted kitchen. The spacious lounge/diner is a real highlight, enjoying a feature fireplace and sliding patio doors that open directly onto the rear garden, making it an ideal space for both relaxing and entertaining. A great-sized conservatory provides additional versatile living space with pleasant views over the garden.





Upstairs, there are three generous double bedrooms, all benefitting from built-in cupboards, along with a well-proportioned family bathroom complete with a bath and separate shower cubicle. From the rear of the property, there are attractive open views which further enhance the sense of space.

Outside, the home offers driveway parking, an integrated garage, and a superb enclosed rear garden, mainly laid to lawn with a patio area and convenient side access. While some modernisation is required, this is a fantastic opportunity to personalise a detached home in a sought-after village setting.

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. 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. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.

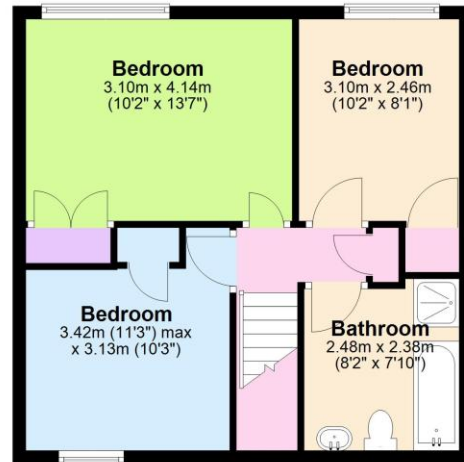
### Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



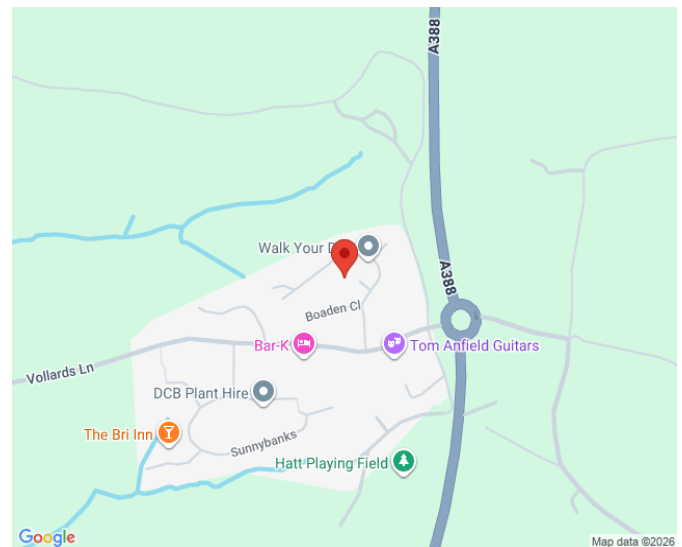
### First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 107.2 sq. metres (1153.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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...

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