

Connells

Whitfords Field Court
Carkeel Saltash

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Carkeel Saltash PL12 6GS

for sale offers in excess of
£250,000







Property Description

We are delighted to introduce this immaculately presented two bedroom coach house to the market, situated in a popular residential location. Benefiting from two double bedrooms, living room, kitchen, bathroom, enclosed rear garden and integral garage.

Located in a quiet cul-de-sac location in Carkeel, close to a host of local amenities, well-regarded schools, local parks and offers easy access to the A38 and Plymouth.

As you reach the first floor of this home, you are welcomed with a spacious well-presented bright and airy living with beautiful skylights bringing in ample natural daylight, followed by two good-sized double bedrooms, a modern kitchen with stylish matching wall and base units and built-in appliances as well as skylights, and completing this home you will find a modern bathroom comprising bath with overhead shower. hand basin and W.C.

Externally, this property offers an integral garage and a well-maintained stunning enclosed rear garden with a decked and lawned, creating the perfect space for enjoying in the summer months.

This property is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Garage
18' maximum x 10' 11" maximum (5.49m maximum x 3.33m maximum)

First Floor

Living Room
17' 6" maximum x 15' 6" maximum (5.33m maximum x 4.72m maximum)

Kitchen
12' 2" x 5' 5" (3.71m x 1.65m)

Bedroom One
11' 2" maximum x 10' 1" maximum (3.40m maximum x 3.07m maximum)

Bedroom Two
10' 5" x 8' 1" (3.17m x 2.46m)

Bathroom
6' 8" x 4' 11" (2.03m x 1.50m)

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







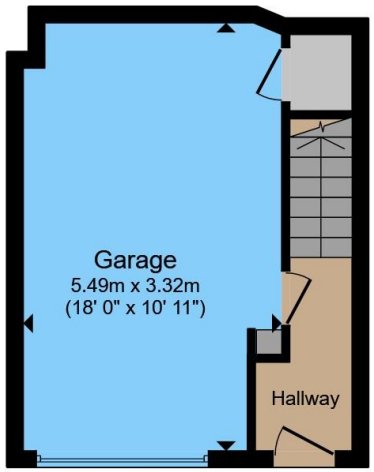




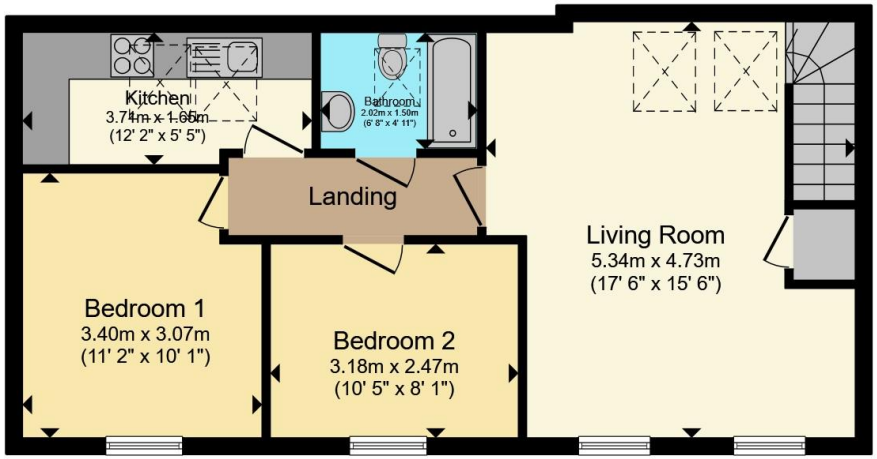








Ground Floor



First Floor

Total floor area 78.7 m² (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: B

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110249

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.