

14 HEWITT CLOSE, BURRATON COOMBE, SALTASH, PL12 4HB

PRICE GUIDE £210,000





Fabulous semi-detached house offering comfortable family accommodation and only a short walk from the beautiful Forder Creek. About 820 sq ft, 12' Kitchen/Dining Room, 17' Sitting Room, 3 Bedrooms, Family Bathroom, Gardens.

LOCATION

The property is quietly situated close to the historic hamlets of Forder and Anthony Passage which adjoin the wide tidal Lynher River estuary. The wide expanse of the river extends to the National Trust's Antony Estate on the opposite bank. This is a waterway frequented by a variety of pleasure craft, with Plymouth Sound only 5 miles distant by boat.

The hamlets of Antony Passage and Forder lie within the Tamar Valley Area of Outstanding Natural Beauty. This location is at the foot of Trematon Castle, which is a well known local and historic landmark. The hamlet has a vibrant community, revolving around the tidal foreshore area and most attractive wooded hillsides that protect it from the prevailing winds. The moorings are administered by the village association and owners of property in the hamlet have priority in renting moorings. The creek leads to the wider estuary at Antony Passage and from there into the expanse of the Tamar estuary and then out to sea.

The amenities of Saltash are within easy reach of the property and here there is a comprehensive selection of local shops and facilities, while on the outskirts of the town there is a Waitrose store. Plymouth City Centre is within easy reach, as is the A38. There is also a railway station at Saltash and good public transport links.

DESCRIPTION

14 Hewitt Close comprises a semi-detached house in an enviable location close to Forder Creek and the Lynher Estuary. The property benefits from full double glazing and mains gas central heating.

The accommodation extends to about 820 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 12' Kitchen/Dining Room - 17' Sitting Room with sliding door to the enclosed and south facing rear garden - FIRST FLOOR - 3 Bedrooms (2 Double and 1 Single) - Family Bath/Shower Room.

OUTSIDE

Ample on road parking within this quiet cul-de-sac. Small low maintenance front garden. Enclosed rear garden with paved patio area, garden shed and garden beyond.

EPC RATING - C COUNCIL TAX BAND - B

SERVICES - Mains water, electricity, drainage and gas.

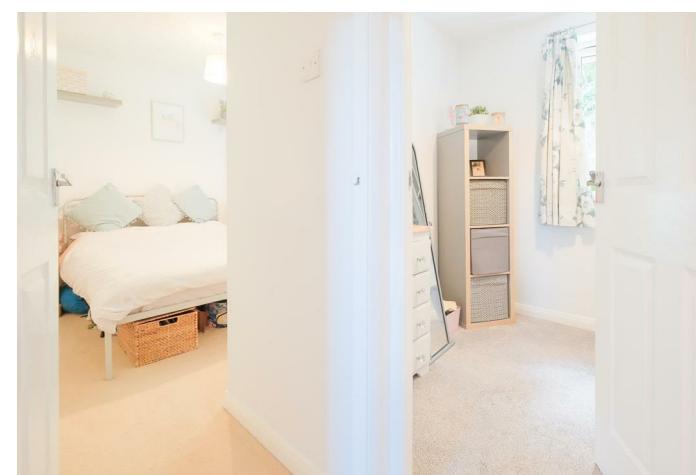
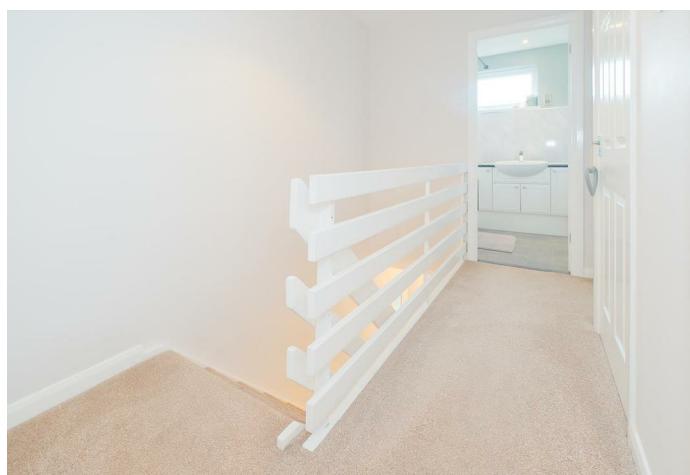
DIRECTIONS

Using Sav Nav - Postcode PL12 4HB

NOTE

The owner of this property is an employee of Scott Parry Associates.



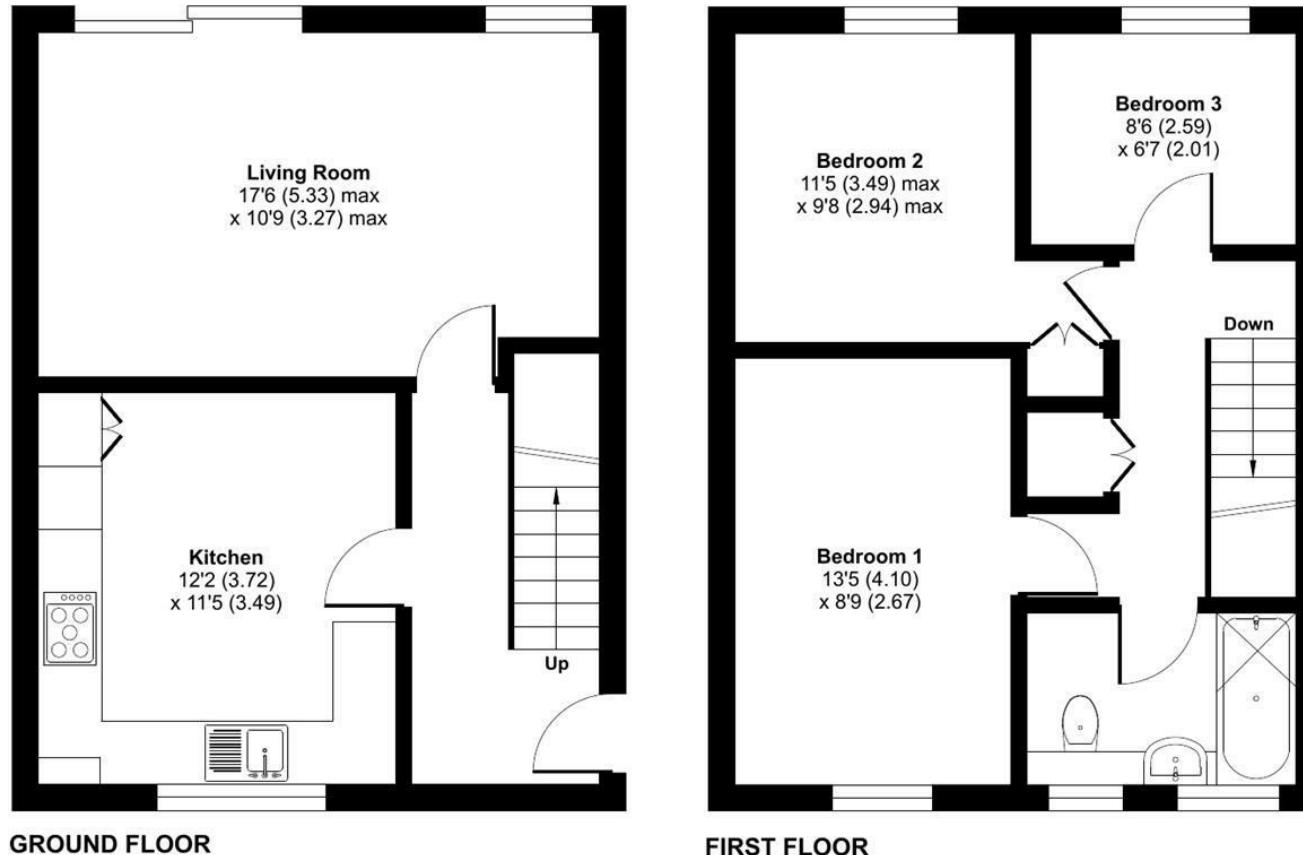




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Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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These particulars should not be relied upon.