



ESTATE AGENTS



6 Stuarts Way, Saltash, PL12 6PN

Asking Price £385,000

For sale with no onward chain. Nestled in the charming village of Hatt, Saltash, this delightful detached house on Stuarts Way presents an excellent opportunity for families seeking a spacious and comfortable home. The accommodation briefly comprises lounge, kitchen/breakfast room, separate dining room, utility room, office/reception room, cloakroom on the ground floor with four double bedrooms and family bathroom on the first floor, gardens to the front and rear, double garage and driveway. Other benefits include gas central heating and double glazing ensuring a warm and inviting atmosphere throughout the year. Hatt is known for its friendly community and picturesque surroundings, making it an ideal place for families and individuals alike. This property offers not just a house, but a chance to become part of a vibrant village life. If you are looking for a spacious family home in a sought-after area, this four-double bedroom detached house is certainly worth considering. Don't miss the opportunity to make it your own. EPC = D (63). Council Tax band E. Freehold.

LOCATION

The property is situated in a cul-de-sac position within the popular village of Hatt which is approx 3 miles from the town of Saltash offering good transport links to Devon and Cornwall along the A38 Corridor. There are various supermarkets in the Saltash area with a good selection of local shops, cafes and bus routes to the surrounding areas in the town centre. There are a selection of schools in the area.

ENTRANCE

uPVC front door leading into the hallway.

HALLWAY



Stairs leading to the first floor, radiator, power points, under stairs storage cupboard, doorways leading into the ground floor living accommodation.

LOUNGE 22'8 x 13'9 (6.91m x 4.19m)



Double glazed windows to the front and rear aspect making this a light and airy room, two radiators, various power points.

KITCHEN/BREAKFAST ROOM 13'6 x 10'10 (4.11m x 3.30m)



Range of matching kitchen units comprising wall mounted and base units with worksurface above, single drainer sink unit with mixer tap, tiled splashbacks, built in eye level electric oven, gas hob, space and plumbing for dishwasher, radiator, various power points, double glazed window to the rear aspect, doorway leading into the utility room and further doorway leading into the dining room.

DINING ROOM 10'10 x 9'5 (3.30m x 2.87m)



Double glazed window to the front aspect, radiator, power points.

UTILITY ROOM

Kitchen unit with worksurface above and single drainer sink unit, tiled splashback, wall mounted boiler, space and plumbing for washing machine, power points, uPVC door leading to the rear garden, doorway leading into the office/reception room, obscure glass window to the rear aspect, doorway leading into the garage.

OFFICE/RECEPTION ROOM 11'10 x 8'7 (3.61m x 2.62m)

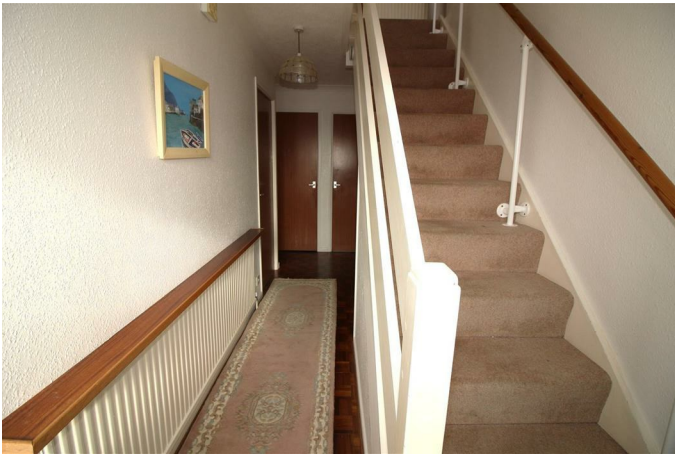
Double glazed window to the rear aspect, power points.

DOWNSTAIRS W.C.



Low level w.c., wash hand basin, radiator, obscure glass window to the rear aspect.

STAIRS



Leading to the first floor landing.

LANDING



Double glazed window to the front aspect with a pleasant outlook overlooking the local area and countryside, linen cupboard, radiator, doorways leading into the first floor living accommodation.

BEDROOM 13'4 x 9'9 (4.06m x 2.97m)



Double glazed window to the front aspect with views overlooking the local area and countryside, radiator, power points, built in double wardrobe.

BEDROOM 10'8 x 9'10 (3.25m x 3.00m)



Double glazed window to the front aspect with pleasant views overlooking the local area and countryside, radiator, power points, built in double wardrobe.

BEDROOM 11'8 x 10'8 (3.56m x 3.25m)



Double glazed window to the rear aspect, radiator, power points, built in double wardrobe.

BEDROOM 10'8 x 9'10 (3.25m x 3.00m)



Double glazed window to the rear aspect, radiator, power points, built in double wardrobe.

FAMILY BATHROOM



Matching bathroom suite comprising panelled bath, low level w.c., vanity unit inset wash hand basin, walk in shower cubicle, radiator, tiled walls, obscure glass window to the rear aspect.

FRONT GARDEN



To the front of the property the garden is mainly laid to lawn with various mature plants and shrubs to the boarder.

REAR GARDEN



Level rear garden which is mainly laid to lawn with various mature plants and shrubs, patio area, pathway at the side of the property which leads to a gateway providing access to the front garden.

GARAGE 17'4 x 14'8 (5.28m x 4.47m)



Power and lighting, electric garage door.

DRIVEWAY

Double driveway providing off road parking for several vehicles.

SERVICES

The property benefits from mains gas, mains electric and mains water and sewerage.

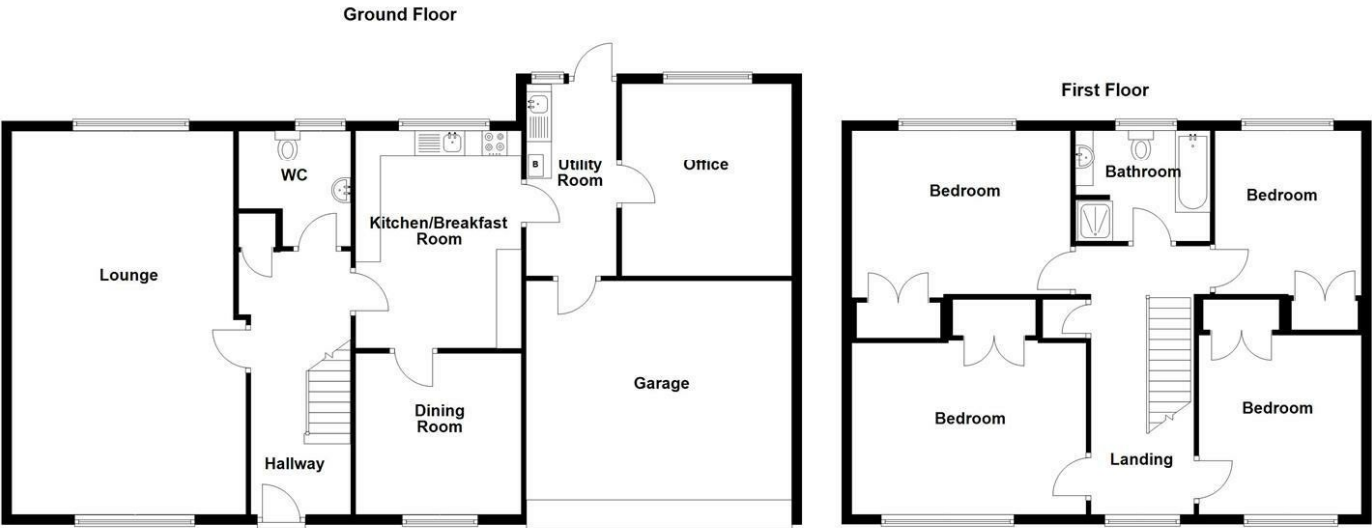
The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

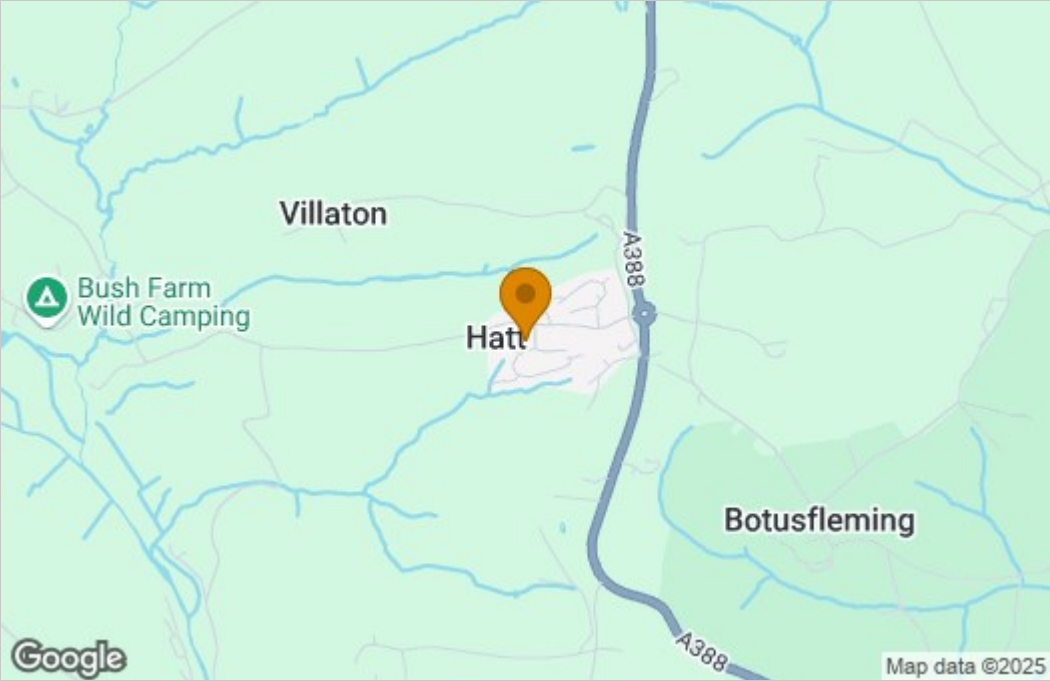
<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

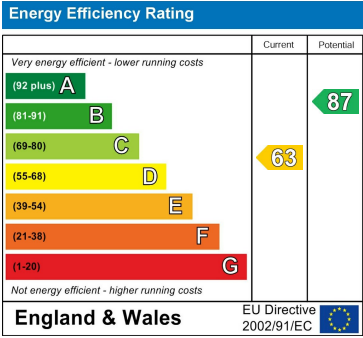
Floor Plan



Area Map



Energy Efficiency Graph



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