



ESTATE AGENTS



## 8 Cook Court, Saltash, PL12 4UE

**Asking Price £375,000**

Located in a cul-de-sac position within the highly popular area of Latchbrook, Saltash is this delightful modern detached house offering a perfect blend of comfort and convenience. The well presented accommodation briefly comprises lounge with double doors leading into the separate dining room which then leads into the conservatory, modern fitted kitchen, downstairs w.c., four bedrooms, family bathroom, gardens to the front and rear, garage and driveway providing off road parking for multiple family parking. Other benefits include double glazing and gas central heating. In summary, this charming detached house in Cook Court presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its generous living space, convenient amenities, and inviting atmosphere, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. EPC = C (73). Freehold Property. Council Tax Band D



## LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## ENTRANCE

uPVC front door leading into the hallway.

## HALLWAY

Doorways leading into the ground floor living accommodation, stairs leading to the first floor, storage cupboard, radiator, coat hanging space.

## LOUNGE 15'11 into bay window x 11'4 (4.85m into bay window x 3.45m)



Double glazed box bay window to the front aspect, radiator, various power points, coved ceiling, feature fireplace with inset electric fire, wooden double doors lead into the dining room.



## DINING ROOM 9'11 x 9'4 (3.02m x 2.84m)



Double glazed patio doors lead into the conservatory, radiator, power points, doorway leading into the kitchen.



## KITCHEN 12'10 x 8'7 (3.91m x 2.62m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit, tiled splashbacks, double glazed window to the rear aspect, built in electric oven, built in electric induction hob with extractor hood above, built in washing machine, space for fridge/freezer, radiator, various power points, down lighting, tiled flooring, uPVC double glazed door leading to the rear garden.





**CONSERVATORY 12'7 x 8'8 (3.84m x 2.64m)**



uPVC double glazed conservatory with part built walls, power points, wall mounted electric heater, double glazed doors leading to the rear garden and patio area.



**DOWNSTAIRS W.C.**



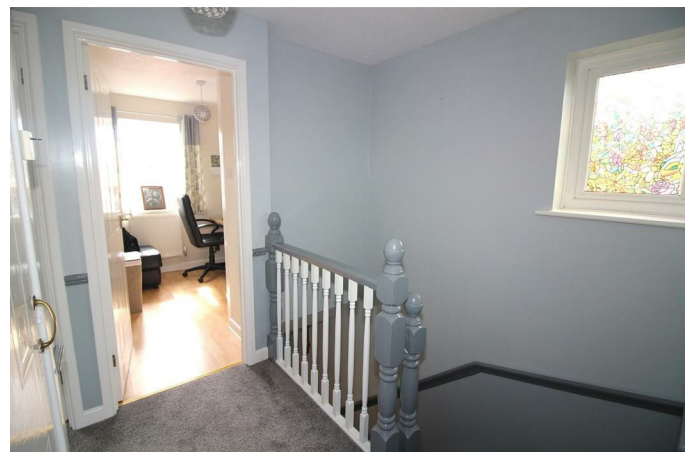
Low level w.c., wash hand basin with tiled splashback, double glazed window to the front aspect.

**STAIRS**



Leading to the first floor landing.

**LANDING**



Doorways leading into the first floor living accommodation, double glazed window to the side aspect.



### BEDROOM 1 11'10 x 10'10 (3.61m x 3.30m)



Double glazed window to the rear aspect, radiator, power points, coved ceiling, built in mirror fronted wardrobes.

### BEDROOM 2 11'1 x 9'00 (3.38m x 2.74m)



Double glazed window to the front aspect, radiator, power points, built in wardrobes and storage.

### BEDROOM 3 9'10 x 7'3 (3.00m x 2.21m)



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

### BEDROOM 4 9'00 x 6'11 (2.74m x 2.11m)



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

### BATHROOM



Modern matching bathroom suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low level w.c. part tiled walls, heated towel rail, double glazed obscure glass window to the side aspect.

### FRONT GARDEN

To the front of the property there is a garden which is laid to lawn and pathway leading to the front door. Gateway leading to the side and rear of the property.

## REAR GARDEN



Patio area which provides an ideal spot for entertaining or alfresco dining, step leading to the remainder of the garden which has a laid to lawn area with various mature plants, flowers and shrubs, outside water tap, doorway from the rear garden leading into the garage.



## GARAGE 17'4 x 8'3 (5.28m x 2.51m)

### DRIVEWAY

To the front of the property there is a driveway which offers ample parking for several cars.

### SERVICES

Mains Gas and Electric

Water & Sewerage is supplied by Southwest Water.

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

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

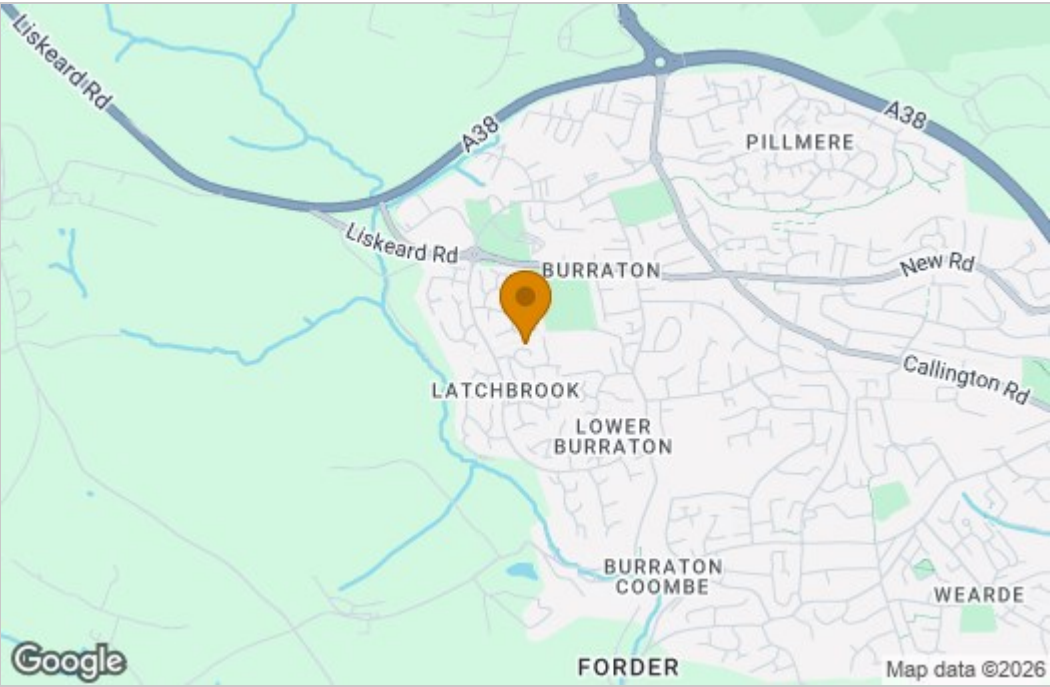
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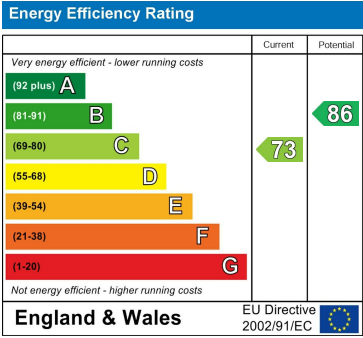
Floor Plan



Area Map



Energy Efficiency Graph



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