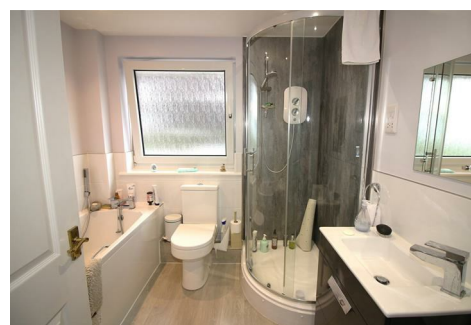




ESTATE AGENTS



86 Sunnybanks, Saltash, PL12 6SA

Offers In The Region Of £350,000

Welcome to this charming extended detached house located in the sought-after village of Hatt located on the outskirts of Saltash. This property boasts a spacious layout with four reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to unwind and enjoy a good night's sleep. The property features a well-maintained bathroom and downstairs w.c., ensuring convenience and comfort for all residents. One of the highlights of this house is the extended living space, providing even more room for you to personalise and make your own. The garden lounge is a delightful spot to enjoy a cup of tea while basking in the tranquillity of the outdoors. Situated in a popular village location, you'll have easy access to local amenities, schools, and community events. Plus, garage and driveway you won't have to worry about finding a spot after a long day out. Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and envision the endless possibilities that await you at this delightful residence in Sunnybanks. EPC = C (71). Council Tax Band D Freehold.

LOCATION



The property is located in 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

Front door leading into the hallway.

HALLWAY

Coat hanging space, radiator, doorway leading into the downstairs w.c., doorway leading into the lounge.

LOUNGE 17'7 x 13'8 (5.36m x 4.17m)



Double glazed window to the front aspect, two radiators, various power points, stairs leading to the first floor, coved ceiling, doorway leading into the extended living area and kitchen.

OPEN PLAN LIVING AREA



KITCHEN 16'11 x 8'11 (5.16m x 2.72m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit, tiled splashback, space and plumbing for washing machine, built in eye level double electric oven, electric hob with extractor hood above, breakfast bar, various power points, space for fridge/freezer, radiator, double glazed window to the rear aspect.

BREAKFAST AREA



Radiator, power points, space for breakfast table, doorway leading into the study, the breakfast area leads into the dining area.

DINING AREA 16'10 x 9'00 (5.13m x 2.74m)



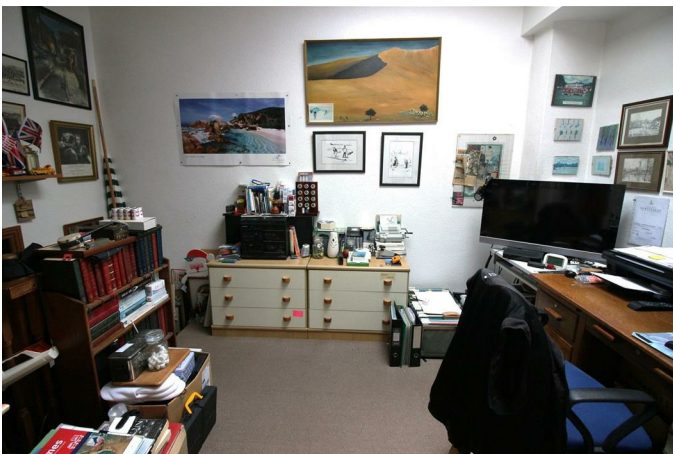
Radiator, power points, space for dining room table, the dining room leads into the the garden lounge.

GARDEN LOUNGE 16'2 x 9'3 (4.93m x 2.82m)



Double glazed windows the side and rear aspect with a pleasant out look overlooking the rear garden, two radiators, various power points, double glazed French style doors leading to the a raised feature decked area providing an ideal spot for entertaining or enjoying the views of the local area and countryside.

STUDY 13'2 x 8'4 (4.01m x 2.54m)



This room would be ideal for an office or hobby/craft room, radiator and various power points, skylight

window, steps leading down to the cellar room with doorway leading into the cellar.

CELLAR

Accessed via doorway from the study providing storage space.

DOWNSTAIRS W.C.

Low level w.c., wash hand basin, radiator, double glazed frost window to the front aspect.

STAIRS

Leading to the first floor landing.

LANDING



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

BEDROOM 1 17'7 (to wardrobes) x 8'8 (5.36m (to wardrobes) x 2.64m)



Double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden and local countryside, radiator, various power points.

BEDROOM 2 10'8 x 9'6 (3.25m x 2.90m)



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

BEDROOM 3 13'10 x 8'7 (4.22m x 2.62m)

Double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden and local countryside, radiator, power points.

BATHROOM



Modern matching bathroom suite comprising panelled bath, separate shower cubicle with electric shower, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., heated towel radiator, electric shaver socket, part tiled walls, obscure glass double glazed window to the front aspect.

FRONT GARDEN



To the front of the property there is a well stocked front garden with a selection of flowers, shrubs and bushes, steps leading down to the front door.

RAISED DECKED AREA



Accessed via French style doors from the garden lounge which provides an ideal spot for entertaining or simply sitting and enjoying the pleasant views, from the decked area there are steps which lead down the mature rear garden.

REAR GARDEN

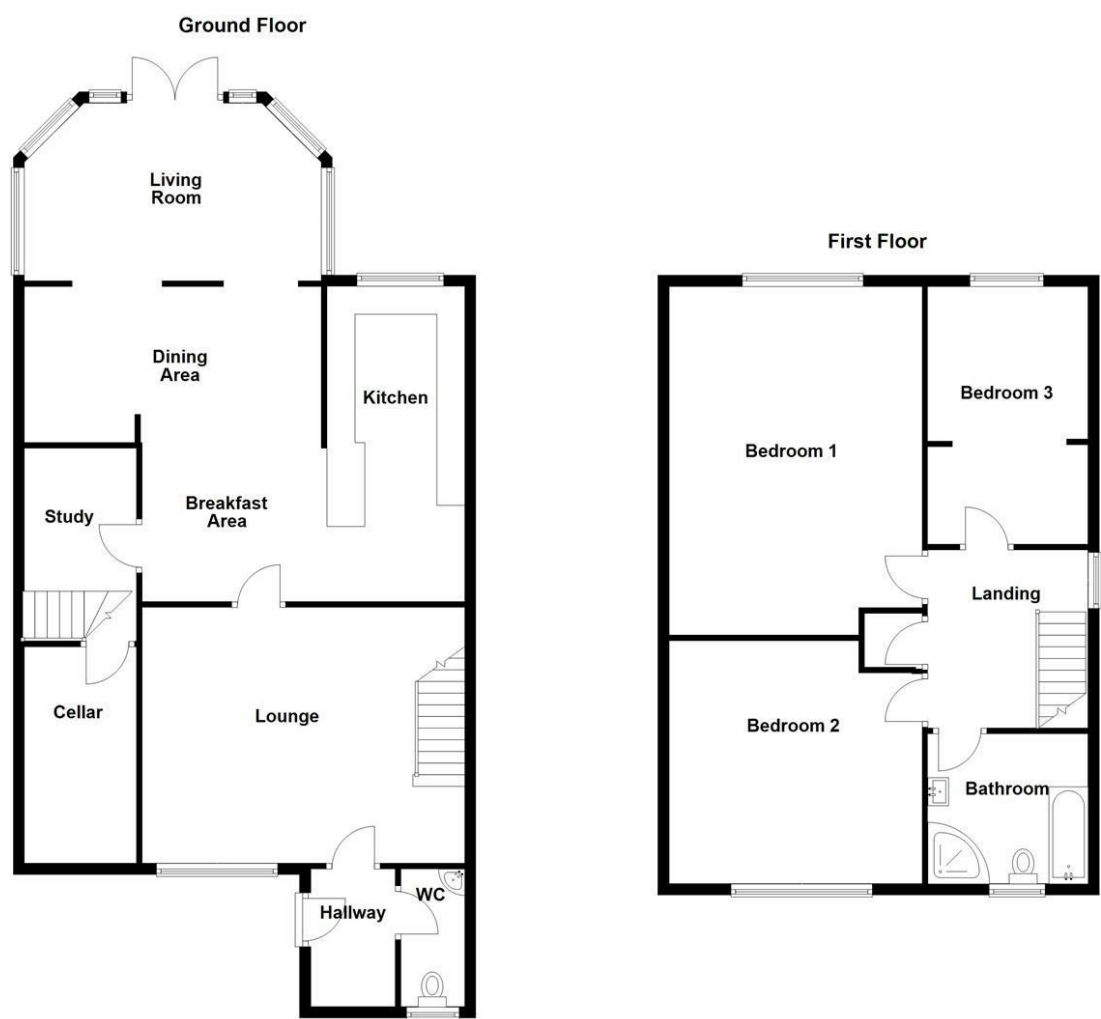


Mature rear garden with a selection of mature plants, shrubs, flowers and trees, grassed area with pathway leading to the rear of the garden, wooden potting shed.

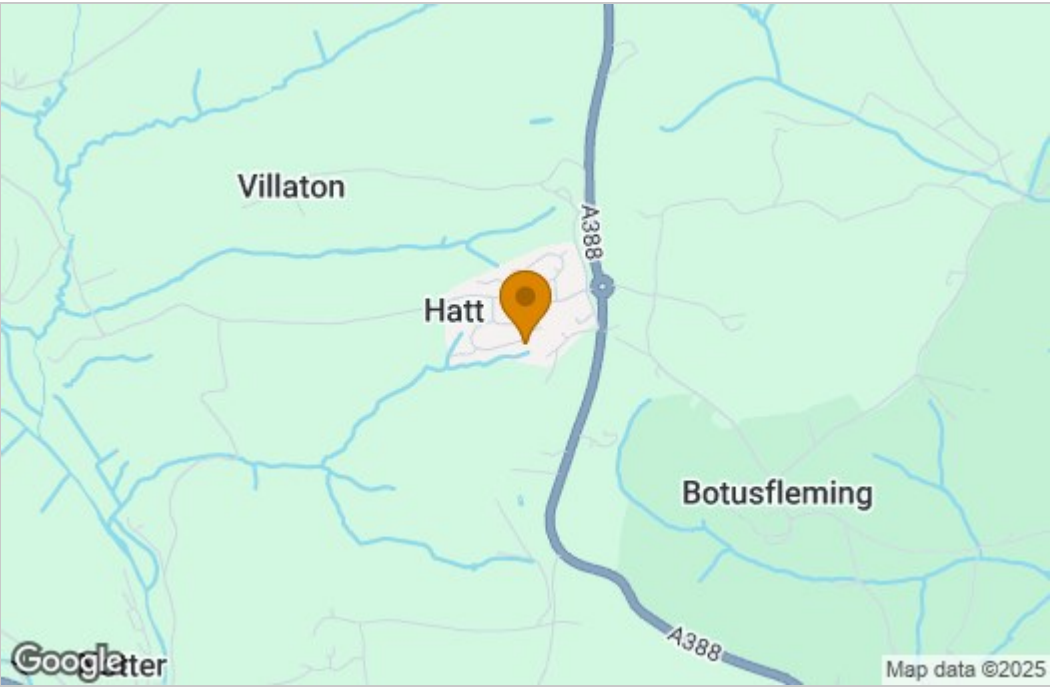
GARAGE

Single garage with up and over door. Accessed via driveway which provides off road parking.

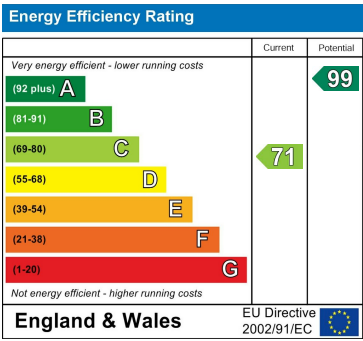
Floor Plan



Area Map



Energy Efficiency Graph



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