



ESTATE AGENTS



## 9 Hallett Close, Saltash, PL12 4UD

**Asking Price £330,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\*Nestled in the charming cul-de-sac of Hallett Close in Latchbrook, Saltash, this delightful detached house offers a perfect blend of comfort and convenience. The accommodation briefly comprises lounge with archway leading into the separate dining room, kitchen and separate utility room, downstairs w.c., three bedrooms and modern shower room. Front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating. This property presents an excellent opportunity for anyone looking to settle in a friendly community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home. EPC = To follow. Council Tax Band D. Freehold Property.

## 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 with obscure glass leading into the hallway.

## HALLWAY

Stairs leading to the first floor, radiator, power point, doorway leading into the lounge.

## LOUNGE



Box bay double glazed window to the front aspect, two radiators, various power points, coved ceiling, feature fireplace and archway leading into the dining room.



## DINING ROOM



uPVC double glazed patio doors leading to a raised patio area, radiator, power points, doorway leading into the kitchen.



## KITCHEN



Range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for cooker, various power points, storage cupboard, double glazed window to the rear aspect, storage cupboard, tiled flooring and archway leading into the utility room. Wall mounted gas boiler which supplies the central heating system.



## UTILITY ROOM



Kitchen unit with inset single drainer sink unit with mixer tap, space and plumbing for washing machine, tiled walls and floor, doorway leading into the garage, space for fridge/freezer, power points, loft hatch providing access to the loft space, double glazed window to the rear aspect, uPVC doorway leading to the rear garden.

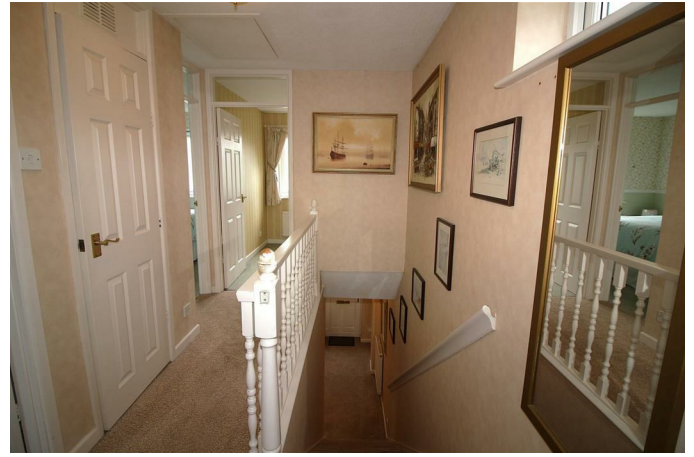
## DOWNSTAIRS W.C.

Low level w.c., wash hand basin, radiator, obscure glass 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, radiator, linen cupboard with shelving and housing the hot water cylinder, loft hatch providing access to the loft space.

## BEDROOM 1



Double glazed window to the front aspect, radiator, power points, dado rail, built in mirror fronted wardrobes.

## BEDROOM 2



Double glazed window to the rear aspect with a pleasant outlook over looking the local area and countryside, radiator power points, built in mirror front wardrobes.



### BEDROOM 3



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

### SHOWER ROOM



Modern shower room comprising walk in double shower cubicle with electric shower and shower screen, pedestal wash hand basin, low level w.c., radiator, obscure glass double glazed window to the rear aspect.

### FRONT GARDEN



To the front of the property there is a garden which is laid to lawn and brick paved pathway leading to the front door.

### REAR GARDEN



Enclosed rear garden which has a selection of mature plants, shrubs and flowers, the remaining area is laid to lawn. Raised patio area which can be accessed from the dining room and offers space for entertaining or alfresco dining.





### **GARAGE**

Located at the side of the property with up and over garage door.

### **SERVICES**

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

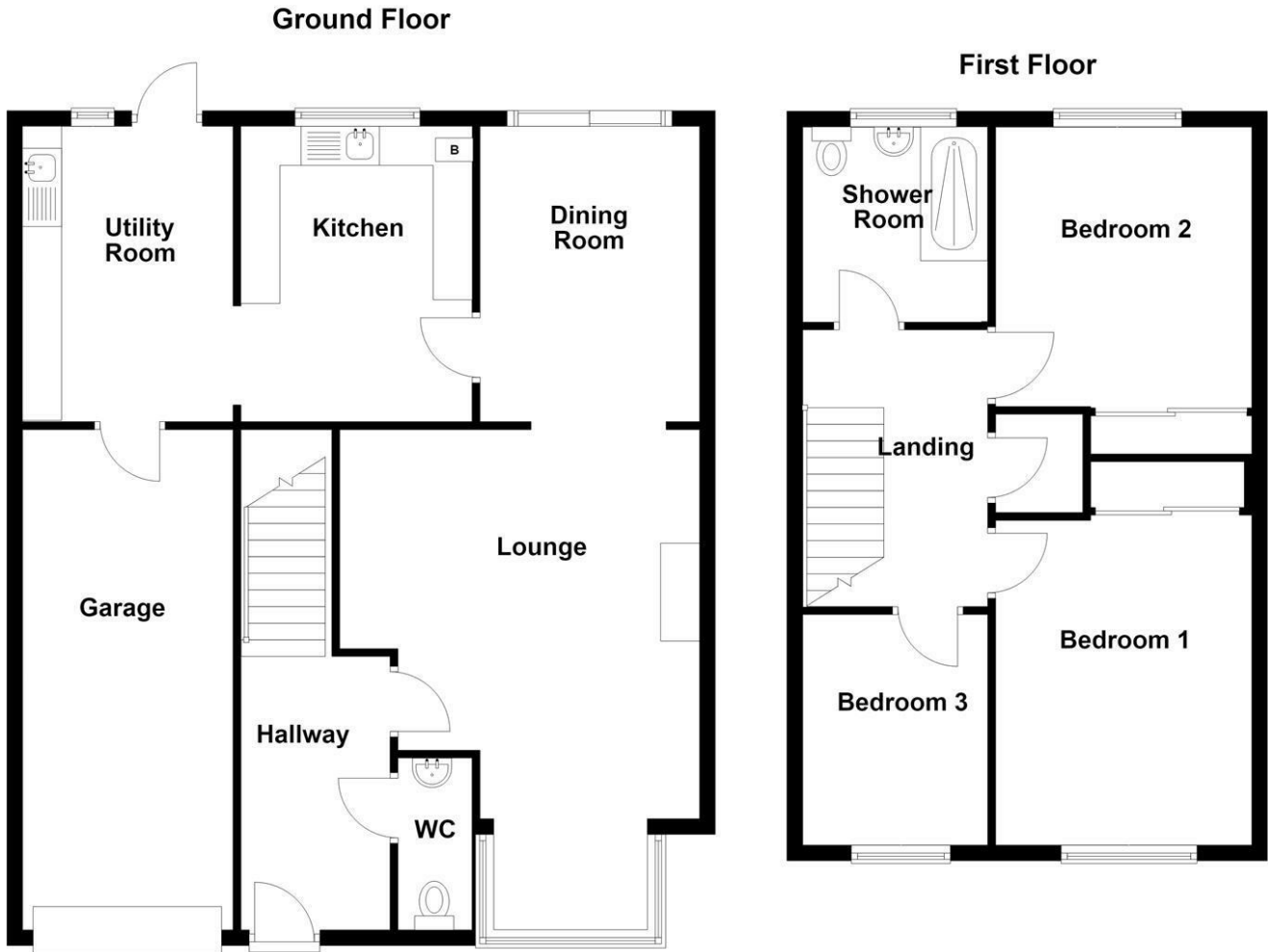
The property also benefits from good mobile phone coverage and a good speed internet service.

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

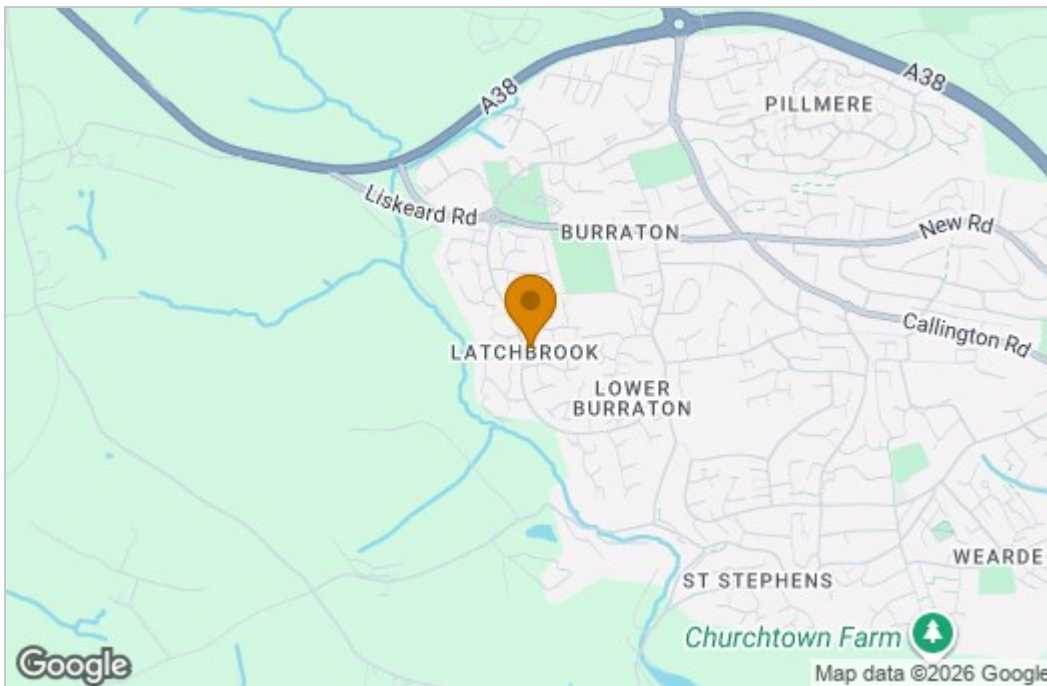
<https://labs.thinkbroadband.com/local/index.php>

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

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: [sales@wainwrightestateagents.co.uk](mailto:sales@wainwrightestateagents.co.uk) <https://www.wainwrightestateagents.co.uk>