



ESTATE AGENTS



11 Hawkins Lea, Saltash, PL12 6GN

Asking Price £300,000

Nestled in the charming area of Treledan, Saltash, this nearly new very well presented detached house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house boasts a spacious lounge, ideal for entertaining guests or enjoying quiet evenings at home, modern fitted stylish kitchen/diner and downstairs w.c. The two bathrooms provide convenience and privacy, showcasing contemporary design and high-quality finishes throughout. Additionally, the house has double glazing, gas central heating, garden with patio area and parking. This modern home is not only aesthetically pleasing but also functional, catering to the needs of today's lifestyle. If you are looking for a stylish and comfortable residence in a lovely location, this property in Carkeel is certainly worth considering. EPC = B (83) Freehold Property. Council Tax Band D. Estate service charge £300.00 per annum.

LOCATION



The property is located in a cul-de-sac position within the highly desirable development of Treledan which is situated on the outskirts of the popular Cornish town of Saltash. 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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

Front door leading into the hallway.

HALLWAY



Doorways leading into the ground floor living accommodation, radiator, power points, storage cupboard

LOUNGE 15'6 x 10'8 (4.72m x 3.25m)



Dual aspect room with double glazed windows to the front and side aspect, radiator, power points, two ceiling light points.



KITCHEN/DINER 15'6 x 10'10 (4.72m x 3.30m)



KITCHEN AREA



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, space and plumbing for washing machine, built in dishwasher, built in fridge/freezer, double glazed window to the side aspect, various power points.

DINING AREA



Space for dining room table, double glazed window to the front aspect, radiator, double glazed French style doors leading to the garden.

DOWNSTAIRS W.C.



Low level w.c., pedestal wash hand basin with tiled splashback, radiator.

STAIRS

Leading to the first floor landing.

LANDING



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

BEDROOM 1 10'10 x 10'5 (3.30m x 3.18m)



Double glazed window to the side aspect, radiator, various power points, doorway leading into the ensuite shower room.



EN-SUITE



Modern matching suite comprising walk in double shower cubicle with shower, low level w.c., pedestal wash hand basin, double glazed obscure glass window to the front aspect, extractor fan.

BEDROOM 2 11'6 at max point x 8'10 (3.51m at max point x 2.69m)



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



BEDROOM 3 8'10 x 6'5 (2.69m x 1.96m)

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

BATHROOM



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

FRONT GARDEN



The front garden is mainly laid to lawn with pathway leading to the front door, gravelled area, plants and shrubs.

SIDE GARDEN



Enclosed garden with wooden fence surround, accessed via French Style double glazed doors which lead out onto the patio area providing an ideal spot for entertaining or alfresco dining, Steps leading to the remainder of the garden which is laid to lawn.

PARKING



Driveway at the front of the property providing off road parking for two 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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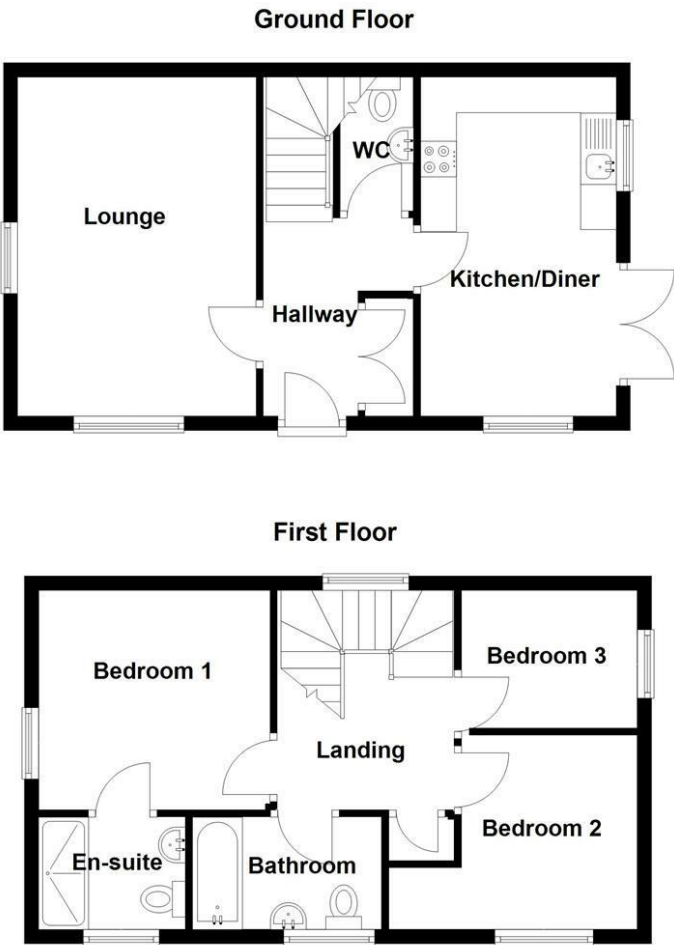
AGENTS NOTE

SITE SERVICE CHARGE

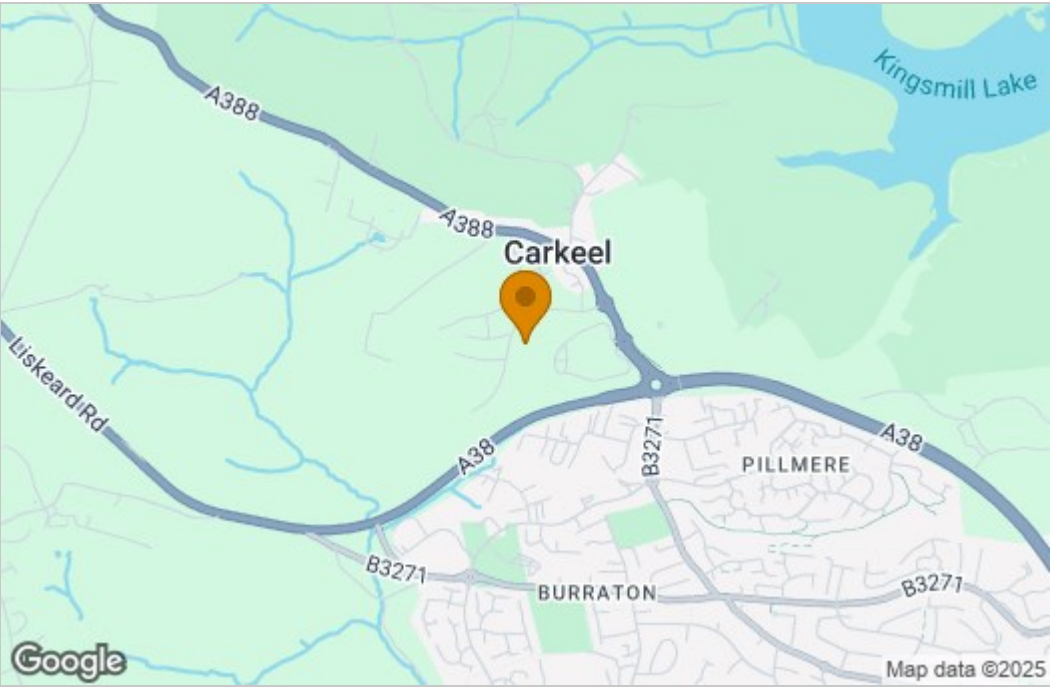
£300.00 per annum.



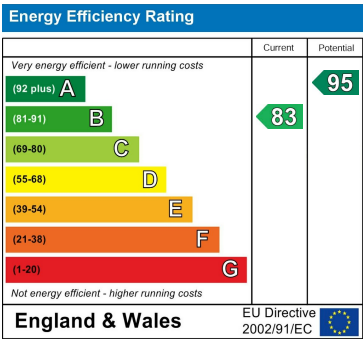
Floor Plan



Area Map



Energy Efficiency Graph



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