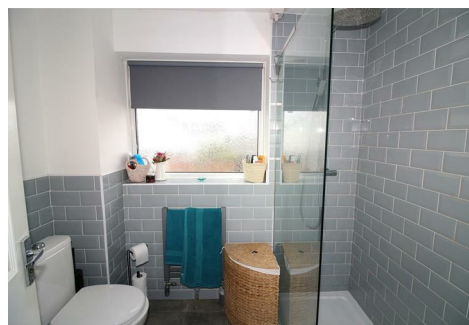




ESTATE AGENTS



16 Snell Drive, Saltash, PL12 4UB

Asking Price £325,000

Nestled in the charming area of Latchbrook, Saltash, this well presented modern semi-detached house on Snell Drive offers a delightful family home. The accommodation briefly comprises lounge, modern fitted kitchen/diner, downstairs w.c., four bedrooms, modern shower room, front and rear gardens, garage and driveway. Other benefits include double glazing and gas central heating. In summary, this semi-detached house on Snell Drive is a fantastic opportunity for anyone looking to settle in a desirable area of Saltash. With its ample living space, modern amenities, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home. EPC = D (66). Council Tac Band D. Freehold

LOCATION

The property is located in the much sought after area of Latchbrook, 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 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

Doorways leading into the downstairs living accommodation, radiator, power point, coat hanging space, stairs leading to the first floor with under stairs storage cupboard.

LOUNGE 18'7 x 11'000 (5.66m x 3.35m)



Light and airy lounge with double glazed window to the front aspect and box bay window with double glazed window to the front aspect, two radiators, various power points, log burner.



KITCHEN/DINER 18'7 x 7'12 (5.66m x 2.13m)

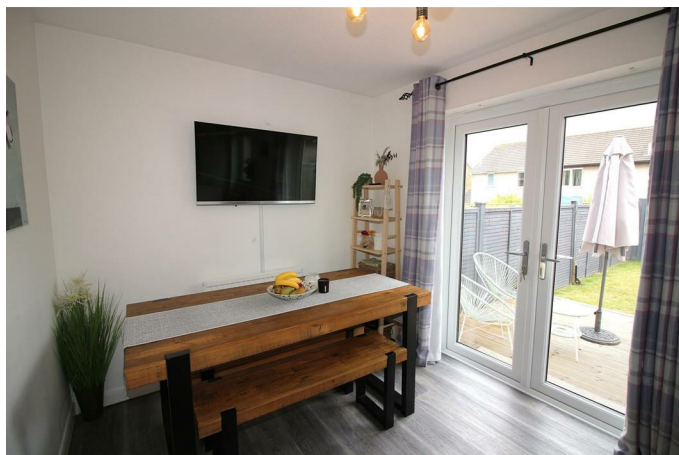


KITCHEN AREA



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in fridge/freezer, built in electric oven with gas hob above, built in washing machine, various power points, radiator, uPVC double glazed window and door to the rear aspect.

DINING AREA



Space for dining room table, radiator, power points, uPVC French style doors leading to the rear garden.

DOWNSTAIRS W.C.

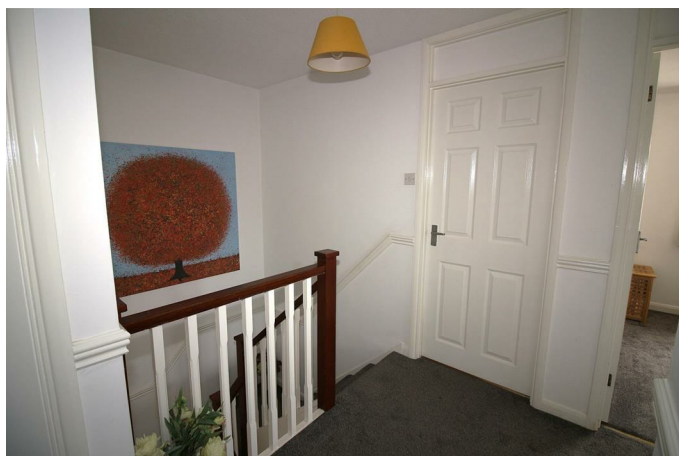


Low level w.c., wash hand basin, radiator, obscure glass double glazed window to the side aspect.

STAIRS

Leading to the first floor landing.

LANDING



Doorways leading into the first floor living accommodation, radiator, linen cupboard with shelving.

BEDROOM 1 11'10 x 8'6 (to fitted wardrobes) (3.61m x 2.59m (to fitted wardrobes))



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

BEDROOM 2 11'10 x 8'00 (at max point) (3.61m x 2.44m (at max point))



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

BEDROOM 3 8'11 x 8'2 (2.72m x 2.49m)



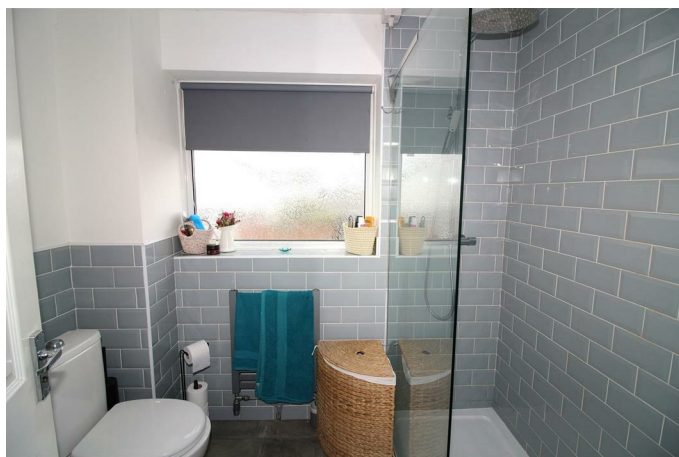
Double glazed window to the rear aspect, radiator, power points.

BEDROOM 4 9'4 x 6'10 (2.84m x 2.08m)

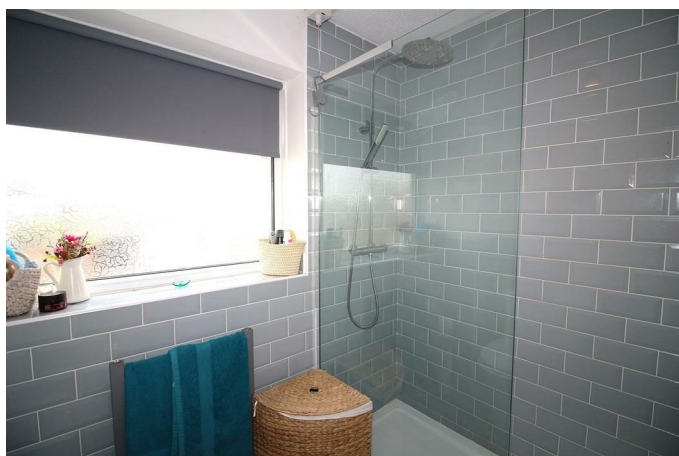


Double glazed window to the rear aspect, radiator, power points.

SHOWER ROOM



Modern shower room with walk in double shower cubicle with rain fall style shower, low level w.c., pedestal wash hand basin, radiator, part tiled walls, obscure glass double glazed window to the side aspect.



FRONT GARDEN

Level front garden which is laid to lawn. A further grassed area at the side of the garage.

REAR GARDEN



Enclosed rear garden which is mainly laid to lawn with feature decked area providing an ideal spot for entertaining or alfresco dining, gateway leading to the side and front of the property, doorway leading into the garage.



GARAGE



Located at the side of the property with power and lightning.

DRIVEWAY

The driveway leads to the garage and provides off road parking.

SERVICES

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

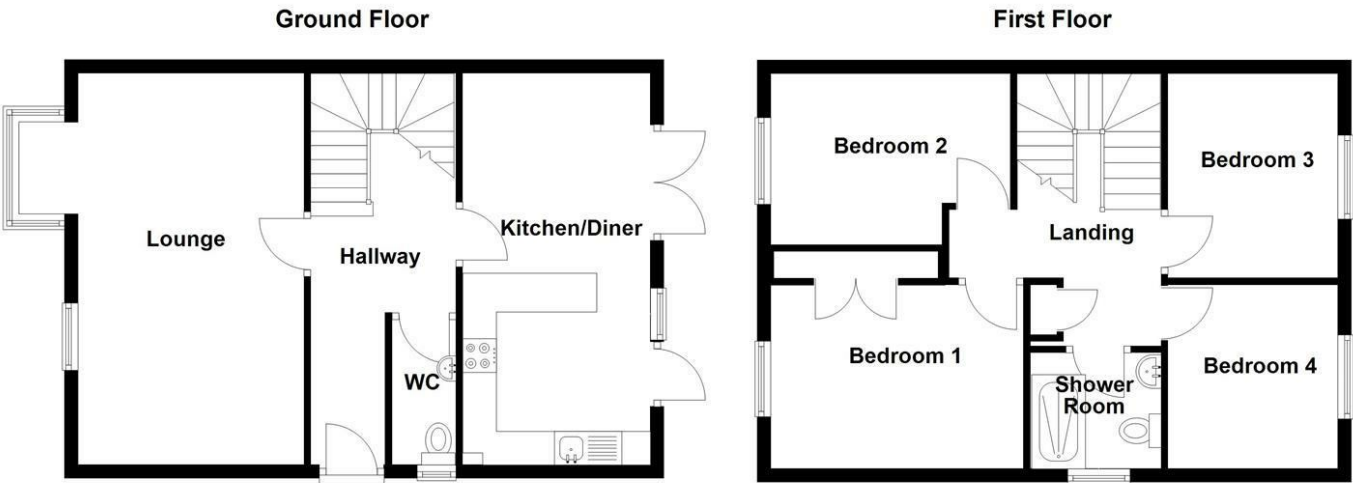
The property also benefits from good mobile phone coverage and a good speed internet service.

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

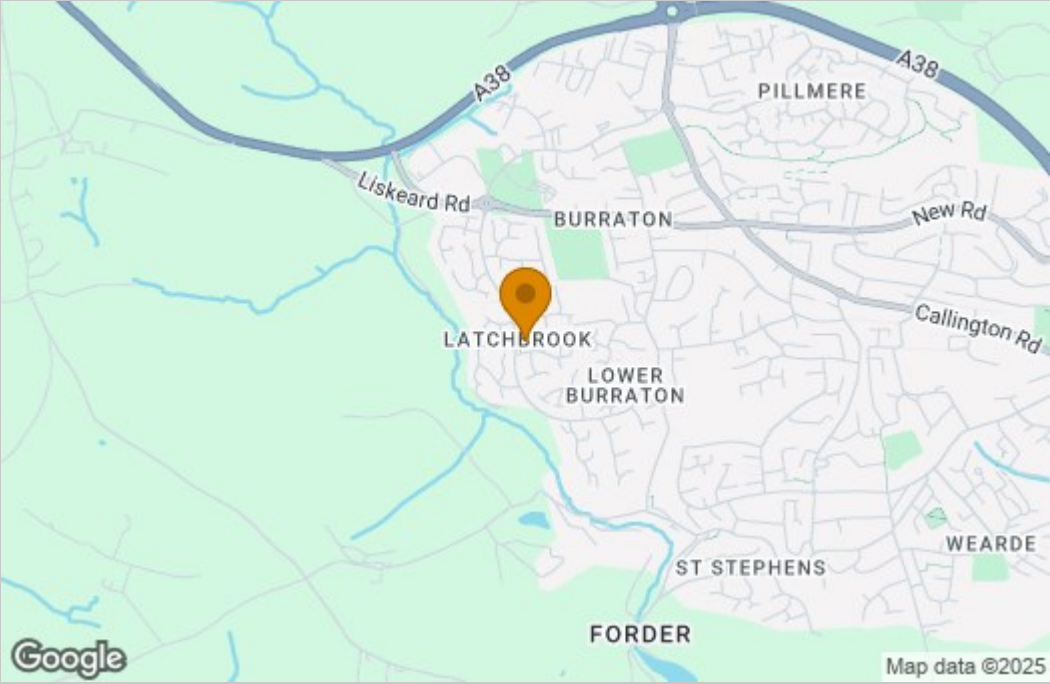
<https://labs.thinkbroadband.com/local/index.php>

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

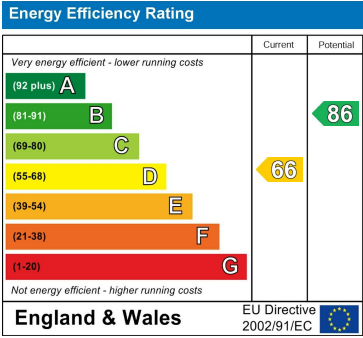
Floor Plan



Area Map



Energy Efficiency Graph



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