



Endsleigh,



Endsleigh,

Hatt, Saltash, PL12 6PP

Plymouth City Centre Approx 9 miles. Exeter Approx 57 miles.
Newquay Approx 42 miles.

A well-maintained detached dormer bungalow situated on a private and level plot offering generous parking, well-proportioned accommodation and a secure rear garden.

- Detached Dormer Bungalow
- Private Rear Garden
- Driveway Parking for Multiple Vehicles
- Great Transport Links
- Council Tax Band D
- Freehold

Guide Price £425,000

SITUATION

Endsleigh is located on the outskirts of the small village of Hatt which is approximately three miles North of Saltash on the A388 road towards Callington. The wider Tamar Valley offers a wealth of walking, cycling and outdoor pursuits, while the maritime city of Plymouth is within easy reach, offering a comprehensive range of shopping, dining and transport links, including mainline rail services.



DESCRIPTION

Endsleigh, a detached, three-bedroom, dormer bungalow has been modernised by the current owners to create a lovely family home. The well-proportioned living room is located to the front of the property with a large bay window and an open fire with slate hearth and mantle surround. The kitchen breakfast room has been upgraded to include sleek fitted units with integrated double oven, integrated dishwasher, and an induction hob. Oak bi-fold doors open into the conservatory making this a wonderful space for entertaining. The conservatory/family room is a good-sized and versatile space with French doors that open up onto the patio area. There is also a useful pantry/larder and a separate utility room.

The principal bedroom is located in the extended, rear of the property enjoying views of the garden, a door onto the patio, and an en-suite bathroom. The ground floor accommodation also includes a second double bedroom and a large shower room. The converted loft space offers another good size double bedroom, with ample eaves storage, roof windows, and a useful en-suite W.C.

OUTSIDE

The property is approached from the road and is fronted by a grass verge and turning area. Electric gates open onto a level gravel driveway with parking for a multitude of vehicles. There is a detached garage that the current vendors have adapted to accommodate a home office at the rear and separate storage to the front making this a very versatile space. Endsleigh is well positioned in the middle of its plot making the rear garden very private and set back from the road. The level rear garden is secure and mostly laid to lawn with several different seating areas making it the perfect space to spend time with family and friends.

SERVICES

The property is supplied by Mains water, Mains Electricity, and Private drainage. Oil fired central heating. Council Tax Band D. Based on the latest data from Ofcom Ultrafast broadband and mobile coverage from EE, Three, Vodafone & O2 at the property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

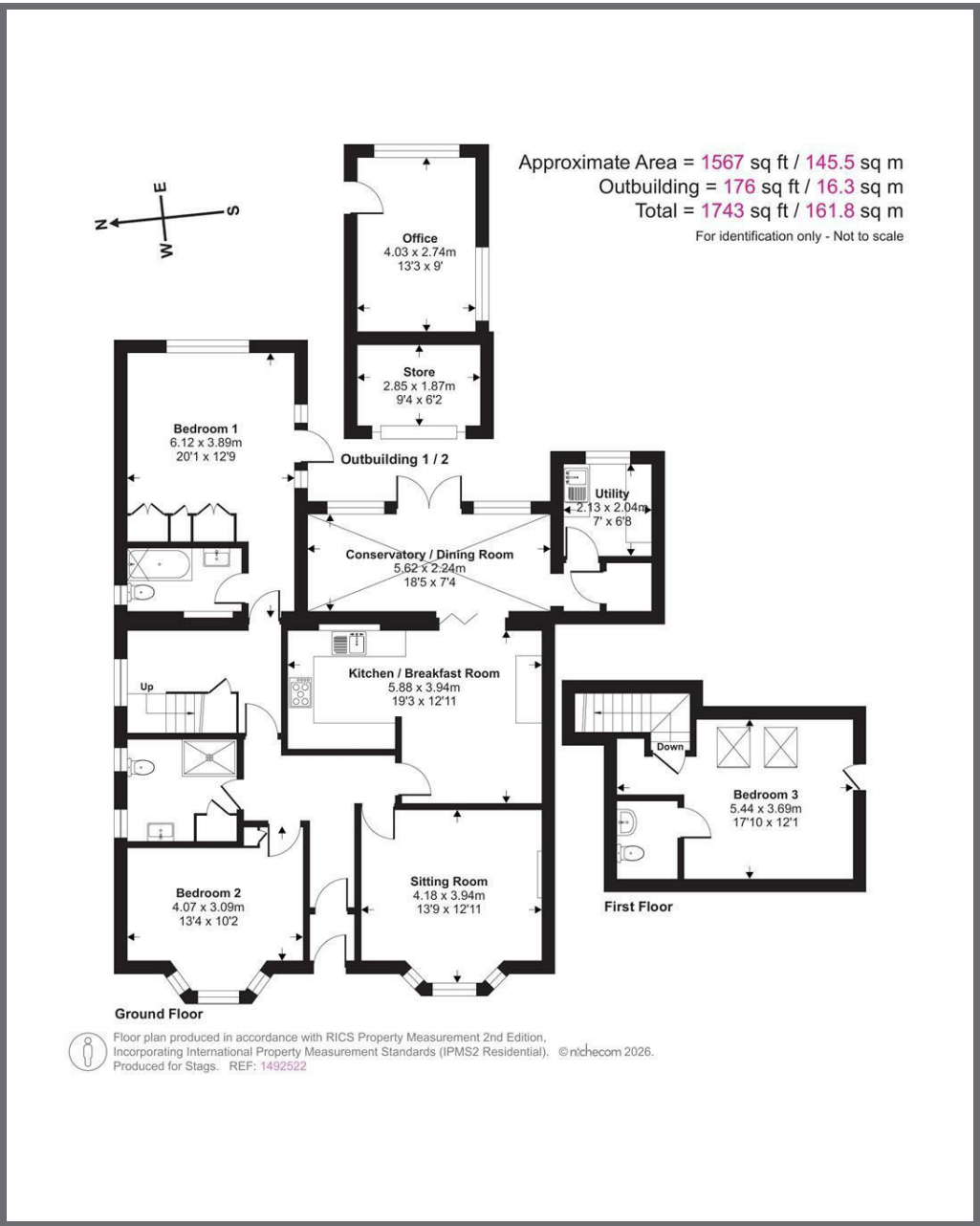


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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