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Smiths Way, Latchbrook, Saltash, PL12 4TP

£425,000

## FOR SALE

Wainwright Estate Agents are delighted to offer for sale this well presented modern four double bedroom detached family home with the added bonus of having a separate self contained studio apartment with its own front door. To the rear there is an enclosed level southerly facing garden, driveway to the front providing off road parking for 2/3 cars. The property is located in the much sought after residential area of Latchbrook, Saltash. To appreciate the size and all this property has to offer an internal viewing really is a must. EPC = C (70) House EPC = C (73) The Annexe



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## DESCRIPTION

This deceptively spacious modern detached property has lots to offer and one of the many selling features of this property is the modern self contained studio apartment with its own entrance. The well maintained accommodation briefly comprises 26ft plus lounge, separate dining room, modern fitted kitchen/breakfast room, downstairs cloakroom, four double bedrooms the master having an en-suite shower room, family bathroom, enclosed southerly facing rear garden with patio area, integral garage and driveway. Other benefits include double glazing and gas central heating. To appreciate the size, location and all this lovely family home has to offer an internal viewing is essential.

## LOCATION

The property is situated in an enviable location within a cul-de-sac 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 and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

## ENTRANCE

uPVC double glazed front door with pattern glass insert leading into the hallway.

## HALLWAY

Bright and airy hallway with stairs leading to the first floor with understairs storage cupboard, radiator and power points, coved ceiling, doorways leading into the ground floor living accommodation. Doorway leading into the integral garage.

## LOUNGE

26' 9" x 12' 4" (8.15m x 3.76m) Good size family lounge with double glazed French style doors leading to the rear garden and additional double glazed sliding doors leading out onto the patio area. Two ceiling light points and two wall light points, two radiators, various power points, feature oak wood fireplace with granite hearth and inset gas fire, smooth and coved ceiling.

## DINING ROOM

13' 00" x 8' 5" (3.96m x 2.57m) Double glazed window to the front aspect, radiator and power points.

## KITCHEN/BREAKFAST ROOM

11' 7" x 10' 10" (3.53m x 3.3m) Modern kitchen comprising range of wall mounted and base units with work surfaces above, single drainer granite sink unit with mixer tap, tiled splash backs, space and plumbing for dishwasher, built in eye level electric oven, electric hob with extractor hood above, built in microwave, various power points, space for breakfast table, double glazed door leading to the side of the property, double glazed window to the rear aspect with a pleasant outlook overlooking the rear garden.

## CLOAKROOM

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

## STAIRS

Leading to the first floor landing. The landing has doorways leading into the first floor living accommodation, linen cupboard which houses a hot water cylinder which provides a boost to the water supply for the studio apartment.

## BEDROOM 1

11' 11" x 10' 6" (3.63m x 3.2m) Double glazed window to the front aspect, power points, radiator, built in wardrobes, doorway leading into the modern en-suite shower room.

## EN SUITE

Modern matching suite comprising shower cubicle with shower and tiled walls, low level w.c., pedestal wash hand basin. part tiled walls, radiator, obscure glass double glazed window to the side aspect.

## BEDROOM 2

12' 6" x 9' 3" (3.81m x 2.82m) Double glazed window to the front aspect, power points, radiator, built in double wardrobe.

## BEDROOM 3

10' 9" x 7' 11" (3.28m x 2.41m) Double glazed window to the front aspect, power points, radiator, fitted double wardrobes, smooth ceiling.

## BEDROOM 4

9' 00" x 8' 8" (2.74m x 2.64m) Double glazed window to the rear aspect, radiator, power points, built in wardrobes with over the bed storage cupboards, smooth ceiling.

## BATHROOM

Matching bathroom suite comprising panelled bath with shower attachment above, pedestal wash hand basin, low level w.c., part tiled walls, radiator, electric shaver point, obscure glass double glazed window to the rear aspect.

## GARAGE

17' 2" x 9' 7" (5.23m x 2.92m) Integral garage with utility area. The garage is accessed via an up and over door, power and lighting, space and plumbing for washing machine and tumble dryer, wall mounted boiler, doorway which leads into the hallway.

## GARDENS

To the front of the property there is a low maintenance garden with various plants and shrubs, pathway leading to the front door, gateway giving access to the side and rear gardens.

## REAR GARDEN

To the rear of the property there is a level enclosed southerly facing garden which is mainly laid to lawn with mature plants and shrubs to the borders, patio area which provides an ideal spot for entertaining and can also be accessed from the lounge, outside water tap, there is outside electrics and an outside light.

## DRIVEWAY

There is a driveway at the front of the property providing off road parking for 2/3 cars.

## STUDIO/APARTMENT

24' 6" x 16' 4" (7.47m x 4.98m) Please note the measurements of the studio apartment are taken at the maximum points. This studio apartment is a real selling feature of this property with its own front door via steps from the front of the property. There is a lounge area with enough room for a small dining table, modern kitchen area, sleeping area, velux double glazed windows to the front and double glazed windows to the rear with a lovely outlook overlooking the local area and extending towards the countryside. Modern fitted white bathroom suite comprising panelled bath, vanity unit with inset wash hand basin and cupboards beneath, part tiled walls and radiator. The apartment has a selection of power points, radiators and modern LED mood lighting.

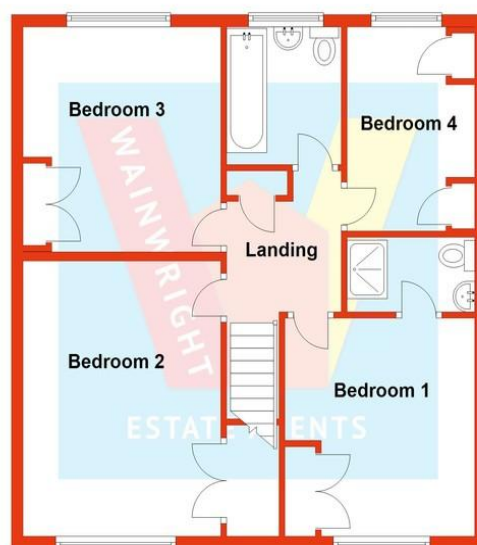
## FLOORPLAN – Smiths Way, Latchbrook, Saltash




Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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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#### STUDIO APARTMENT



## VIEWING

By appointment with Wainwright Estate Agents

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