

## Andrews Way, Hatt



Guide price £330,000



## Key Features

- Freehold
- Three/ four bedroom detached bungalow
- Large kitchen/dining/sitting room
- Good size front and rear gardens on level site
- Detached garage and driveway for 3/4 cars
- Popular village location

## Full Description



Take the A388 from Saltash to Callington. At Hatt roundabout turn take the first exit to the village and proceed until reaching Andrews Way on the right.

Hatt offers a Petrol Station/Shop/Post office and Bus service. Saltash is approximately 3 miles away which is well equipped with amenities and facilities and is within easy access to Plymouth via the Tamar Bridge. A number of the nearby villages have excellent Primary Schools. For the golfing enthusiast St Mellion Golf and Leisure club is a short driveable distance and a number of countryside/river walks together with places of historic interest can also be reached.

### Entrance Hallway

Lounge *13' 0" x 11' 8" (3.96m x 3.55m)*

Kitchen/Dining/Sitting room *12' 0" x 19' 5" (3.65m x 5.91m)*

L shaped kitchen 21.04 at the widest point.

Bedroom 4 *8' 9" x 6' 10" (2.66m x 2.08m)*

Bathroom *7' 2" x 7' 11" (2.18m x 2.41m)*

Bedroom 3 *10' 0" x 7' 0" (3.05m x 2.13m)*

Bedroom 1 *10' 7" x 10' 0" (3.22m x 3.05m)*

Bedroom 2 *11' 2" x 9' 7" (3.40m x 2.92m)*

### Exterior

The rear garden is one of the many selling features of this property and can be accessed from either side paths or from the sliding patio doors from the kitchen. All lead out to a paved patio area where there is an external tap and a side door into the garage. Beyond this, a pathway leads to a level lawn bordered by hedgerow, trees and shrubs. The rear half of the garden has been attractively landscaped to create a low maintenance space in which to entertain, with pathways entwined with several patio areas which enjoy a good degree of sunshine throughout the day. The gardens are wood panel fenced to all sides and benefit from an external power point. Included in the sale are the two summer houses, all of which have power points available. The front garden is laid to lawn with bushes and shrubs.

Garage





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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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