



Kernow Gate, PL5 Offers Over: £260,000

This charming four-bedroom semi-detached property is less than seven years old and therefore whilst settled still retains that attractive new home feel. The Kernow Gate development itself, just a short walk from Saltash Passage was overwhelmingly popular when this small cluster of homes were built, therefore we anticipate a great deal of demand this time round.

This family home is perfectly suited to a first-time buyer or alternatively to a buy to let investor as the property has everything and more on offer with a ground floor WC, high specification fully fitted kitchen and family bathroom and even a master ensuite. To the rear, the property benefits from a larger than average garden which has been laid to both lawn and patio, providing ample space for outdoor entertaining. The home is complete with a double driveway to the front aspect. EPC: TBC.

Rooms

Entrance Hall 3'10" x 13' (1.17m x 3.96m).

Carpet flooring, access to downstairs Wc, access to kitchen / dining room.

Downstairs Wc 2'10" x 7'3" (0.86m x 2.2m).

Vinyl flooring, wall mounted towel rail, low level Wc, wash hand basin with mixer taps.

Kitchen / Diner 10'6" x 14'10" (3.2m x 4.52m).

Vinyl flooring, wall mounted radiator, matching wall & base units, integrated fridge / freezer, integrated dishwasher, integrated oven with gas cooker with extractor fan above, stainless steel sink & draining unit, ample space for dining room furniture, storage cupboard.

Living Room 18'1" x 14'4" (5.5m x 4.37m).

Carpet flooring, wall mounted radiator, double glazed patio doors to rear aspect, double glazed window, under stair storage.

Landing Carpet flooring, access to four bedrooms and family bathroom.

Bedroom One 11'3" x 13'8" (3.43m x 4.17m).

Carpet flooring, wall mounted radiator, double glazed window to front aspect, Access to en suite.

En suite 8'1" x 2'7" (2.46m x 0.79m). Vinyl flooring, low level Wc, shower cubicle.

Bedroom Two 11'3" x 9'9" (3.43m x 2.97m).

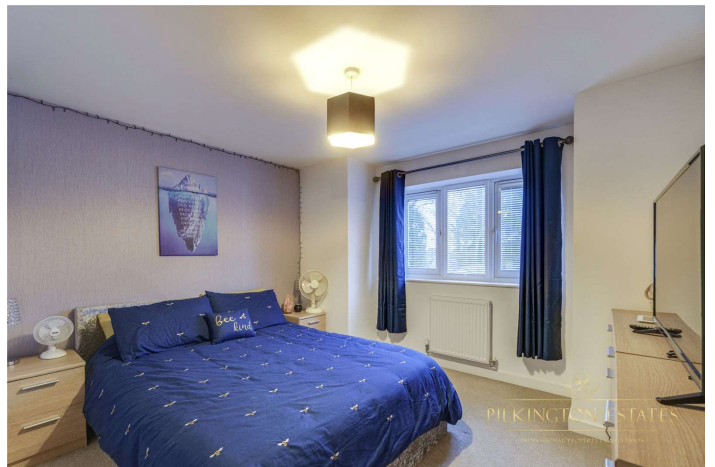
Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

Bedroom Three 8'5" x 9'3" (2.57m x 2.82m).

Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

Bedroom Four 6'5" x 7'6" (1.96m x 2.29m).

Carpet flooring, wall mounted radiator, double glazed window to front aspect.





Bathroom 11'3" x 3'6" (3.43m x 1.07m). Vinyl flooring, wall mounted towel rail, low level Wc, bathtub with mixer taps, shower above with shower screen, double glazed window to side aspect.

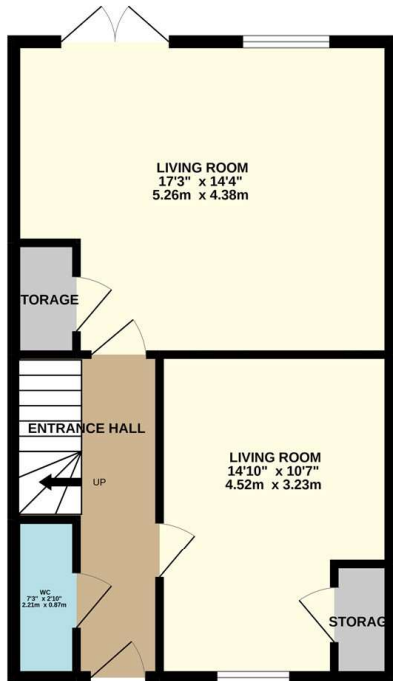
Exterior To the front the property boasts a driveway for two vehicles. To the rear the property has been laid to both lawn and patio, providing the perfect outdoor entertaining space.



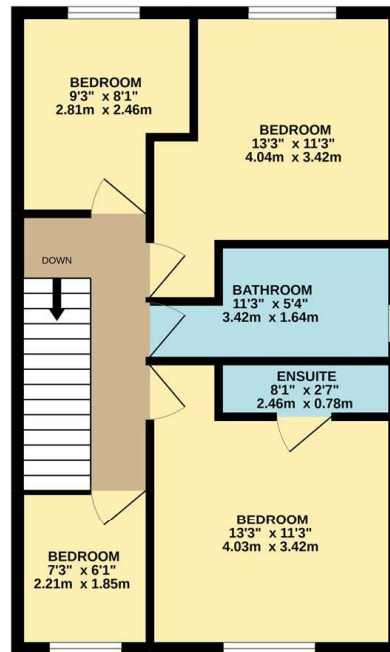
Charges

Council Tax Band: TBC

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 sq.m.) approx.

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 error, 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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Disclaimer

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