



### Asking Price £117,500

Spacious three bedroom ground floor flat with its own private garden and parking situated in the popular location of Linton Close Tamerton Foliot. The property offers generous living accommodation comprising lounge/dining room, kitchen, three bedrooms and bathroom. The property also benefits from an enclosed private garden, gas central heating and double glazing. The property may appeal to a first time buyer, someone looking to downsize or as an investment opportunity with a lengthy lease length remaining and reasonable monthly service charge. Approximate monthly rental income of £600.00.

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## **Linton Close, Tamerton Foliot, PL5 4PP**

### **Communal Entrance Hall**

Spacious entrance hall with storage cupboard. Intercomm entry system for entry. Door to

### **Hallway**

Wood effect flooring. Radiator. Storage cupboard x 2. Secure telephone entry system. Ceiling mounted light point x 2.

### **Lounge/Dining Room 18'10" (5.74m) x 11'2" (3.4m)**

Radiator. Double glazed window to rear aspect overlooking the rear garden. Double glazed double doors leading to private garden. Coving. Ceiling mounted light point x 2.

### **Kitchen 11'0" (3.35m) x 10'6" (3.2m)**

Radiator. Double glazed window to side aspect. Range of modern wall and base units with complimentary worksurfaces and tiled splashbacks. Fitted four ring gas hob with electric oven under and circulation hood over. Integral one and a half bowl sink drainer unit with mixer tap. Space and plumbing for washing machine and fridge/freezer. Storage cupboard. Ceiling mounted light point.

### **Bedroom One 12'9" (3.89m) x 10'6" (3.2m)**

Wood effect flooring. Radiator. Double glazed window to rear aspect overlookign rear garden.

Built in wardrobe. Coving Ceiling mounted light point.

### **Bedroom Two 10'6" (3.2m) x 9'3" (2.82m)**

Wood effect flooring Radiator. Build in wardrobe. Double glazed window to front aspect. Ceiling mounted light point.

### **Bedroom Three 11'2" (3.4m) x 7'8" (2.34m)**

Radiator. Double glazed window to rear aspect overlooking rear garden. Ceiling mounted light point.

### **Bathroom**

Tiled flooring. Radiator. Claw foot bath with centred taps and electric shower over. Hand wash basin. Low flush w.c. Frosted double glazed window to rear aspect. Ceiling mounted light point.

### **Rear Garden**

Generous private level enclosed rear garden mainly laid to lawn and paving with space for storage shed. Accessed via the lounge/dining room or side gate.

### **Parking**

Allocated parking space to front of property.

### **Other Information**

Lease length remaining -  
Service Charge -

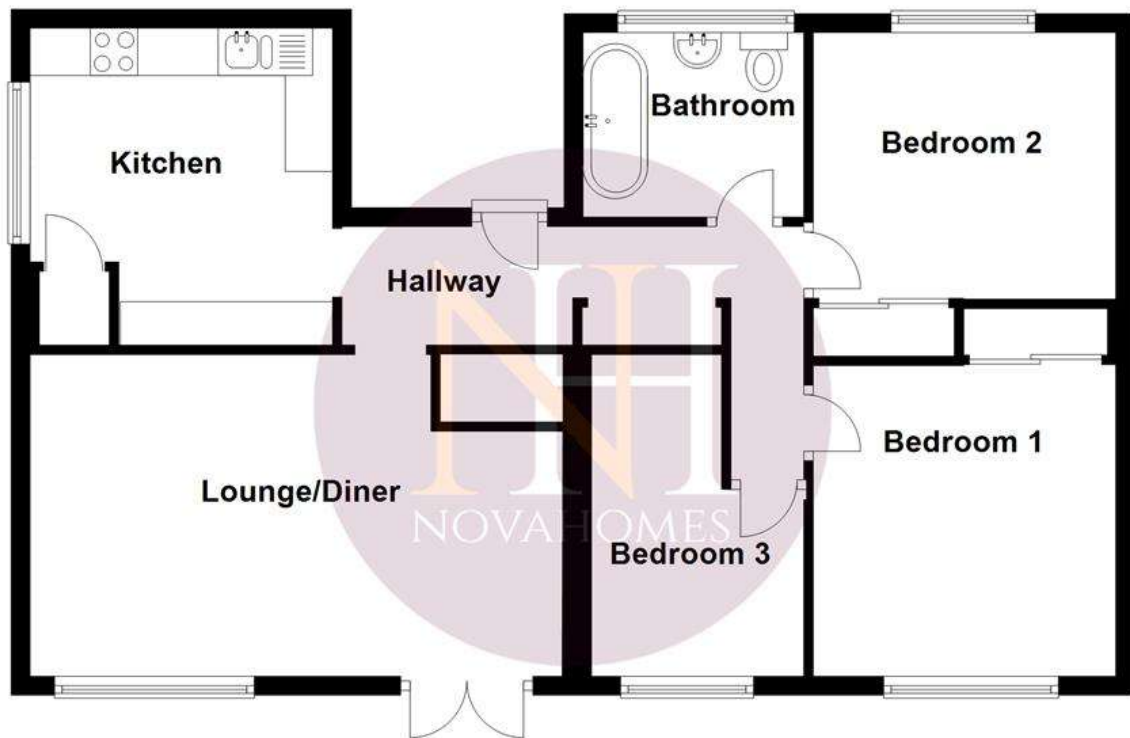








## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England & Wales	65	76
EU Directive 2002/91/EC		



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.