



## Asking Price £210,000

Welcome to this fantastic four-bedroom end terrace family home, ideally located in the sought-after area of Tamerton Foliot. Boasting a prime position, this property offers spacious living accommodation perfect for modern family life. Upon entering, you are greeted by a well-presented interior. The lounge provides a welcoming space to unwind, while the lovely modern fitted kitchen/dining room serves as the heart of the home, ideal for both casual meals and formal gatherings. Convenience is key with a downstairs w.c and utility room, providing practical amenities for everyday living. Upstairs, three double bedrooms, along with a single bedroom, offer ample space for the whole family. A contemporary shower room completes the accommodation, adding both convenience and style. Externally, the property boasts a south-facing low-maintenance rear garden, perfect for outdoor relaxation and entertaining. Additionally, the property benefits from no onward chain, ensuring a smooth transition for the new owners. Further features include gas central heating, double glazing, and a garage located in a nearby block, providing secure parking and additional storage space.



## Cunningham Road, Tamerton Foliot, PL5 4PS

### Accommodation Comprises

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An internal viewing is essential to fully appreciate the quality and layout of this excellent family home. Don't miss out on the opportunity to make this property your own

### Utility Room

### Downstairs WC

**Lounge 4.83m (15'10") x 4.55m (14'11")**

**Kitchen/Dining Room 5.69m (18'8") x 3.66m (12'0")**

### First Floor Landing

**Bedroom One 3.51m (11'6") x 2.69m (8'10")**

**Bedroom Two 4.04m (13'3") x 2.62m (8'7")**

**Bedroom Three 4.24m (13'11") x 2.57m (8'5")**

**Bedroom Four 2.95m (9'8") x 1.58m (5'2")**

### Shower Room

### Garage

### Other Information

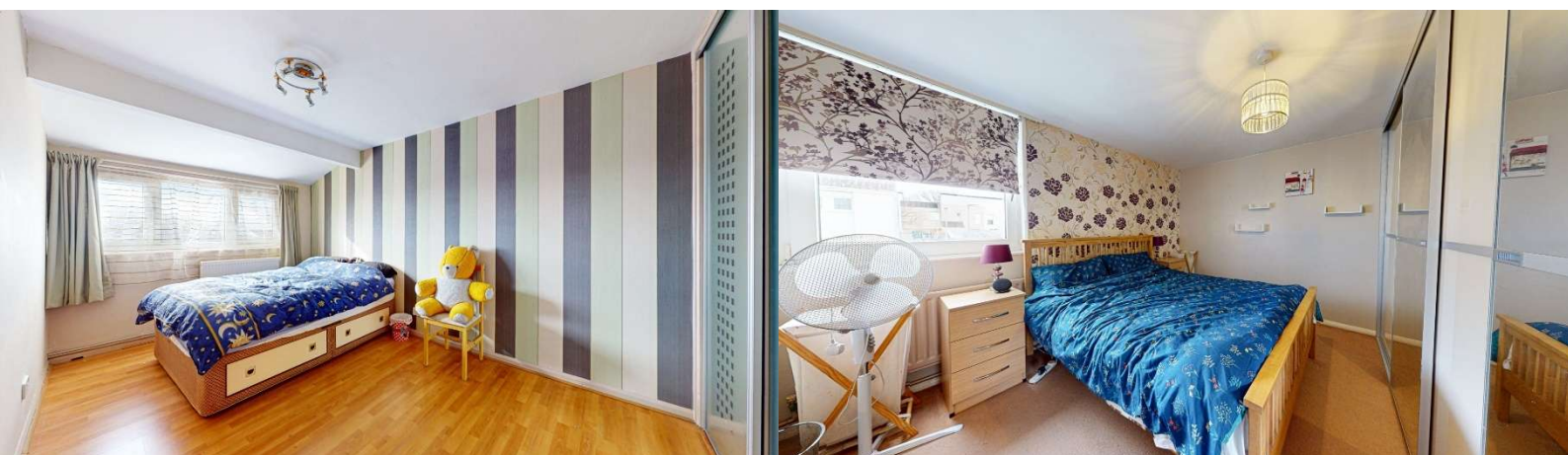
Please note there is a annual maintenance fee of £160.00

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



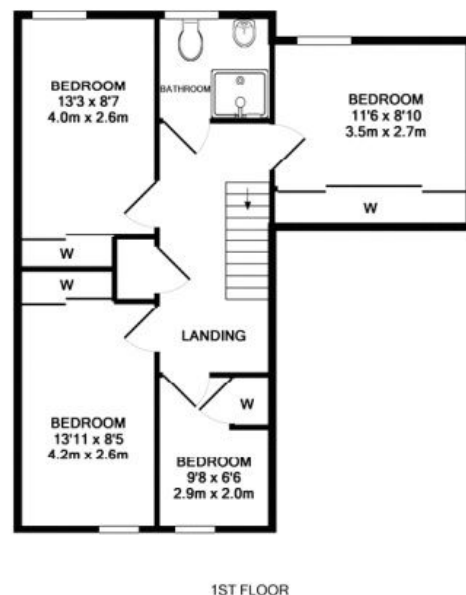
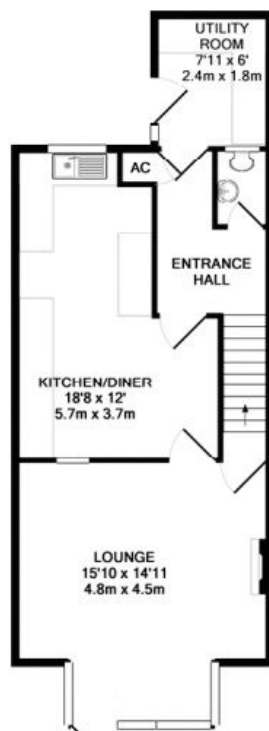








Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 Plus)	82
B (81-91)	
C (69-80)	59
D (56-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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.  
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**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.

