



Asking Price £235,000

A beautifully presented and extended 3 bedroom terrace home with a garage, situated in a popular residential location. Internally the accommodation is neutrally decorated throughout and comprises of; entrance porch, hallway, good size kitchen with integrated appliances and an extended open plan lounge/dining area on the ground floor. On the second floor there is a modern family bathroom, two double bedrooms, a generous size 3rd bedroom. Externally to the rear there is a low maintenance, landscaped southerly facing garden which is enclosed by fenced boundaries enjoying views across the village. Benefits also include a garage which is also located behind the garden which has power and light connected. Gas central heating and PVCu DG. An internal viewing is highly recommended to truly appreciate this family home.

Horsham Lane, Tamerton Foliot, PL5 4NP

DESCRIPTION

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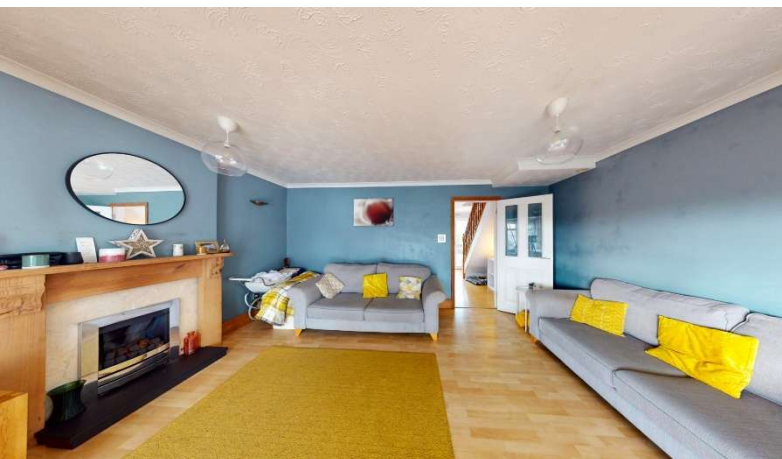
TAMERTON FOLIOT

Tamerton Foliot, a village within a city.....a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. The village is also readily accessible to the business areas on the

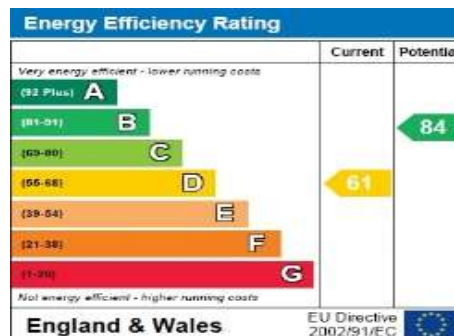
northern side of Plymouth including Derriford Hospital. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. The area is considered a dog walkers paradise with walks along the well known beauty spot `Tamerton Creek` at the junction of the Tamar and Tavy Rivers. Cann and Whitleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs, one of which is the Seven Stars 13th Century Pub in the heart of the village, the oldest pub in Plymouth. A choice of take away establishments and the popular, highly regarded school, Mary Dean`s Primary. Tamerton has a lovely friendly village atmosphere with various clubs and events available to all ages. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

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.







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.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

