



Asking Price £250,000

This three bedroom semi detached family home is situated within a popular residential cul de sac and lies close to sought after schools. The living accommodation is arranged over two levels and comprises: entrance hall, lounge, dining room with patio doors to the rear garden and a kitchen on the ground floor. On the first floor a landing leads to a bathroom and three bedrooms. Externally there is a driveway providing parking for multiple vehicles which leads to a garage and in addition to this there are front and rear gardens, the rear has a patio area leading to a lawned garden. The property also has the benefit of PVCu double glazing, gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

Henley Drive, Tamerton Foliot, PL5 4QA

Ground Floor

Entrance Hall

Full height uPVC obscure double-glazed window to the side, double radiator, stairs rising to the first-floor landing, uPVC double glazed door to the side. Door to:

Lounge

4.79m (15` 9") x 2.00m (6` 7")

UPVC double glazed window to the front, wall mounted living flame effect gas fireplace with stone surround, double radiator, coving to ceiling, understairs storage cupboard. Door to:

Dining Room

2.92m (9` 7") x 2.30m (7` 7")

Double radiator, coving to ceiling, uPVC double glazed sliding patio doors to rear garden. Door to:

Kitchen

2.92m (9` 7") x 2.39m (7` 10")

Fitted with a matching range of base and eye level units with worktop space over with acrylic single drainer sink unit and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, gas and electric points for cooker, uPVC double glazed window to the side, uPVC double glazed door to the rear garden.

First Floor

Landing

Access to boarded loft space with ladder and fitted light point connected. Door to:

Bedroom 1

4.79m (15` 9") x 2.92m (9` 7")

UPVC double glazed window to the rear, built in range of bedroom furniture, double radiator, coving to ceiling.

Bedroom 2

2.91m (9` 6") x 2.55m (8` 4")

UPVC double glazed window to the front, built in airing cupboard, double radiator.

Bedroom 3

2.91m (9` 6") x 2.14m (7`)

UPVC double glazed window to the front, double radiator.

Bathroom

Fitted with a three-piece suite comprising panelled bath with shower above, vanity wash hand basin with cupboards under, low level wc, tiled surround, extractor fan, uPVC obscure double-glazed window to the side.

Outside

Front

At the front of the property there lies a garden laid mainly to lawn with a driveway to the side which leads to the main entrance of the property.

Rear

At the rear of the property there lies an enclosed south facing garden with patio area leading onto a lawned garden.

Parking

Situated to the side of the property there lies a single garage with a metal up and over door and additional driveway parking in front.

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.





Ground Floor



First 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.



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.

