



Asking Price £230,000

This spacious and modern three bedroom property offers easy access to schools, amenities and regular bus links. You enter into a spacious entrance hallway which is a lovely space to welcome in friends and family and offer a spot for coats and shoes. There is a natural flow into all ground floor rooms. The kitchen incorporates a number of integrated appliances. There is a downstairs cloakroom which is great for little ones or visitors. There is a handy storage cupboard. The lounge/diner stretches across the back of the property and offers plenty of space for when all the family are home or friends are over for a lovely sociable evening. There are French doors that offer access out onto the the enclosed garden making it a natural extension of the home. There is a large storage cupboard, great for storing children`s toys, Upstairs there are three bedrooms all with their own charm and decor and a study(which was the former bathroom). The master bedroom benefits from a generous en suite bathroom. Outside the rear garden is enclosed and offers a lovely patio area perfect for those summer bbqs with friends and steps leading leading to an enclosed lawned area. There is off road parking for two cars directly at the front of the property. Novahomes highly recommend an early viewing to avoid disappointment.

Foliot Road, Plymouth, PL2 2RZ

Ground Floor

Entrance Hall

Built in storage cupboard, double radiator, stairs rising to the first-floor landing, door to:

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashbacks, heated towel rail.

Kitchen

3.69m (12` 1") x 2.26m (7` 5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood above, full height uPVC double glazed window to the front, double radiator.

Lounge/Dining Room

4.73m (15` 6") max x 4.38m (14` 5")

Radiator, laminate flooring, uPVC double glazed French double doors opening onto the rear garden, built in storage cupboard.

First Floor

Landing

Built in over stairs storage cupboard, radiator, door to:

Bedroom 1

3.71m (12` 2") x 2.56m (8` 5")

UPVC double glazed window to the rear, radiator, door to:

En-suite Bathroom

Fitted with three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, heated towel rail.

Bedroom 2

3.02m (9` 11") x 2.56m (8` 5")

UPVC double glazed window to the front, radiator.

Bedroom 3

2.67m (8` 9") x 2.07m (6` 9")

UPVC double glazed window to the rear, radiator.

Study (Previous Bathroom)

2.07m (6` 9") x 1.63m (5` 4")

UPVC window to the front, radiator, laminate flooring.

Outside

At the rear of the property there lies a fully enclosed garden on a generous plot which has a paved patio area with steps to the side leading to an enclosed lawned garden.

Parking

There is allocated off road parking for two cars directly in front of the property.

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.

