



## Asking Price £125,000

Novahomes are pleased to bring to market this well-presented three bedroom home set in a popular location. The property has communal gardens and has the bonus of added parking, which is allocated to the property. The main residence is arranged over two levels and comprises communal entrance hallway with entry phone system, private entrance hall, good size lounge/diner with views across Tamerton Valley and kitchen on the ground floor, three good size bedrooms and modern shower room and separate wc on the first floor. The property also has the benefits of upvc double glazing and gas central heating. An internal viewing is highly recommended to appreciate the size of this wonderful home. Tamerton Foliot is a popular and historic village which is surrounded by countryside. The area is highly regarded among the local community and dog walkers with the beautiful spot of Tamerton Creek and Lopwell Dam nearby. The village is well served with its own amenities which include local pubs, shops, post office, takeaways and popular primary school. Novahomes highly recommend booking an early viewing to avoid disappointment.

# novahomes

Established 2008

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## Linton Road, Tamerton Foliot, PL5 4PG

### Ground Floor

#### Entrance Hall

UPVC double glazed window to the front, double radiator, dado rail, coving to ceiling, stairs rising to the first-floor landing, glazed door to:

#### Lounge/Diner

**5.64m (18`6") max x 3.40m (11`2")**

Two uPVC double glazed windows to the rear with views across Tamerton Valley, two radiators, coving to ceiling, built in storage cupboard.

#### Kitchen

**3.26m (10`8") x 3.10m (10`2")**

Fitted with a matching base and eye level units with worktop space over with acrylic single drainer sink unit with mixer tap, breakfast bar, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, gas point for cooker, uPVC double glazed window to the front, built in airing cupboard housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system, radiator, coving to ceiling.

### First Floor

#### Landing

Dado rail, coving to ceiling, access to loft space, door to:

#### Bedroom 1

**3.44m (11`3") x 3.16m (10`4")**

UPVC double glazed window to the rear with views across Tamerton Valley, radiator, coving to ceiling, built in range of bedroom furniture.

#### Bedroom 2

**3.16m (10`4") x 2.62m (8`7")**

UPVC double glazed window to the front, built in wardrobe with mirrored sliding doors, built in double cupboard, radiator.

#### Bedroom 3

**2.51m (8`3") x 2.26m (7`5")**

UPVC double glazed window to the rear with views across Tamerton Valley, radiator.

#### Shower Room

Fitted with two-piece suite comprising tiled double shower enclosure with fitted electric shower above and glass screen and vanity wash hand basin with cupboard under and tiled surround, heated towel rail, bi-fold door, door to:

#### WC

UPVC obscure double-glazed window to the front, fitted with low-level WC, fully tiled surround, coving to ceiling.

#### Outside

There are well kept communal gardens surrounding the property.

#### Parking

The property benefits from having one allocated parking space.

**Lease Length Remaining - 965 Years**

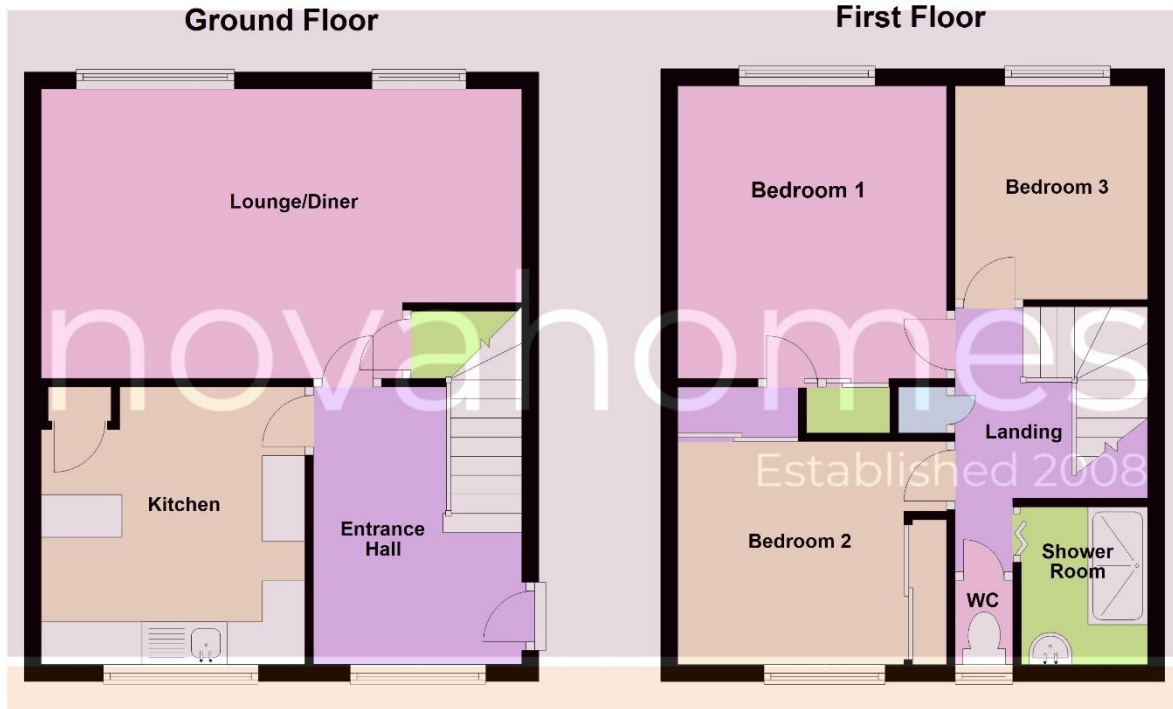
**Service Charge - £125.14 Per month**

**Ground Rent - £10 Per Annum**









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.



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