



## Asking Price £130,000

A beautifully presented and well-maintained three-bedroom ground floor flat, situated in the popular residential location of Linton Close, Tamerton Foliot. Offering spacious and practical accommodation throughout, this attractive home is ideal for first time buyers, buy to let investment or people looking to downsize. The property comprises a welcoming entrance hallway with useful storage, a generous lounge/diner, a well-appointed kitchen/diner, three bedrooms, a modern shower room and a separate WC. The master bedroom benefits from fitted wardrobe storage, while the third bedroom offers flexibility as a home office, nursery or guest room. Further benefits include a lengthy 900+ year lease, one allocated parking space, communal gardens, and a highly useful attached external storage cupboard outside the front entrance with power.

**Linton Close, Tamerton Foliot, PL5 4PP**

## Accommodation Comprises

### Entrance Hall

Welcoming central hallway providing access to all principal rooms, with built-in storage cupboards.

### Lounge/Diner – 18` 11" x 11` 8" (5.76m x 3.55m)

A bright and spacious reception room with ample space for both living and dining furniture, modern flooring and large windows allowing plenty of natural light.

### Kitchen/Diner – 11` 4" x 10` 8" (3.45m x 3.25m)

Well-equipped kitchen with a range of fitted units, worktop space, sink, cooker point, appliance space and room for dining or additional storage.

### Master Bedroom – 11` 8" x 10` 9" (3.55m x 3.27m)

Generous double bedroom with fitted wardrobe storage and front-facing window.

### Bedroom Two – 9` 0" x 10` 9" (2.74m x 3.27m)

A further well-proportioned bedroom, ideal as a double bedroom or guest room.

### Bedroom Three – 8` 10" x 8` 1" (2.69m x 2.46m)

Versatile third bedroom, currently suitable for use as a home office, study, nursery or single bedroom.

### Shower Room

Modern fitted shower room with enclosed shower cubicle, wash hand basin and contemporary wall panelling.

### Separate WC

WC, window and radiator.

### Exterior

The property is surrounded by communal gardens and benefits from one allocated parking space. There is also an attached external storage cupboard outside the front entrance with power.

### Other Information

Lease length remaining – 990 years remaining

Service Charge - £1360 per annum

Ground Rent - £0

### 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



**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.

