

DC  
LANE

SELL • LET • MANAGE



Fraser Road, Plymouth, PL5 4PJ

£220,000 Freehold





£220,000

# Fraser Road

Plymouth, PL5 4PJ

- End Terrace House
- Tamerton Foliot Village
- Spacious Accommodation
- Elevated Countryside Views
- Council Tax Band B
- Three Bedrooms
- Beautifully Presented
- Level Lawned Garden
- Allocated Parking
- Ideal FTB/Buy To Let

DC Lane are thrilled to offer a well presented and spacious end terraced home located in Tamerton Foliot, a pretty village in North Plymouth which offers an excellent primary school, shops, pubs, excellent transport links and easy access to Dartmoor National Park for leisure pursuits.

Offering ideal family living space this superb property is well presented enjoying elevated countryside views from the rear and is flooded with natural light throughout. Level access entrance hall opens into a lovely dual aspect lounge/diner with feature fireplace and garden access, a well appointed kitchen benefits from an abundance of cabinets and door opens into a secondary hallway with doors to the front and rear with utility area and cloakroom. To the first floor there are two double bedrooms and a single, an ideal home working space or nursery serviced by a bathroom with shower over the bath and separate w/c. The generous rear garden is south west facing with rear pedestrian gate and the property also benefits from allocated parking.

We believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment. The enviable location completes the appeal of this beautiful home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	11'10" x 17'8" (3.62 x 5.39)
Kitchen/Diner	11'3" x 10'0" (3.44 x 3.06)
Utility Room	3'11" x 17'8" (1.21 x 5.39)
WC	2'8" x 4'1" (0.83 x 1.27)

## First Floor

Bedroom One	16'7" x 8'5" (5.06 x 2.58)
Bedroom Two	12'9" x 8'8" (3.91 x 2.65)
Bedroom Three	6'7" x 11'8" (2.01 x 3.58)
Bathroom	6'7" x 5'4" (2.01 x 1.65)
WC	5'6" x 3'0" (1.68 x 0.92)





## Directions

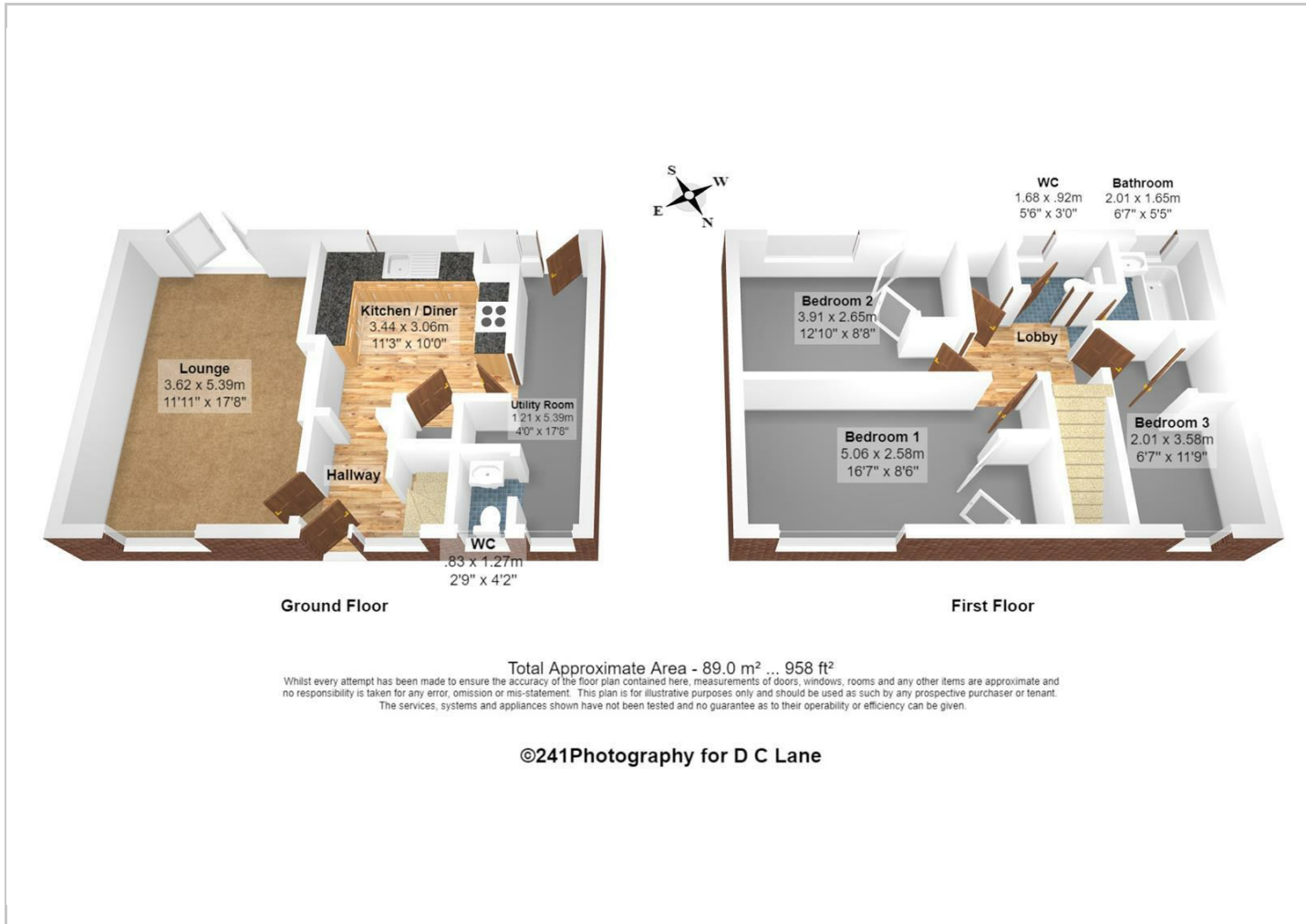
From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Outland Rd/A386 0.4 mi Keep right to continue on A386 0.9 mi Take the B3373 exit towards Tamerton Foliot 0.1 mi At the roundabout, take the 2nd exit onto Budshead Rd/B3373 0.4 mi At the roundabout, take the 2nd exit onto Tamerton Foliot Rd/B3373 1.1 mi Turn left onto Tamerton Foliot Rd 0.2 mi Continue onto Fore St 0.1 mi At the roundabout, take the 2nd exit onto Whitsoncross Ln Go through 3 roundabouts

**Council Tax Band: B**

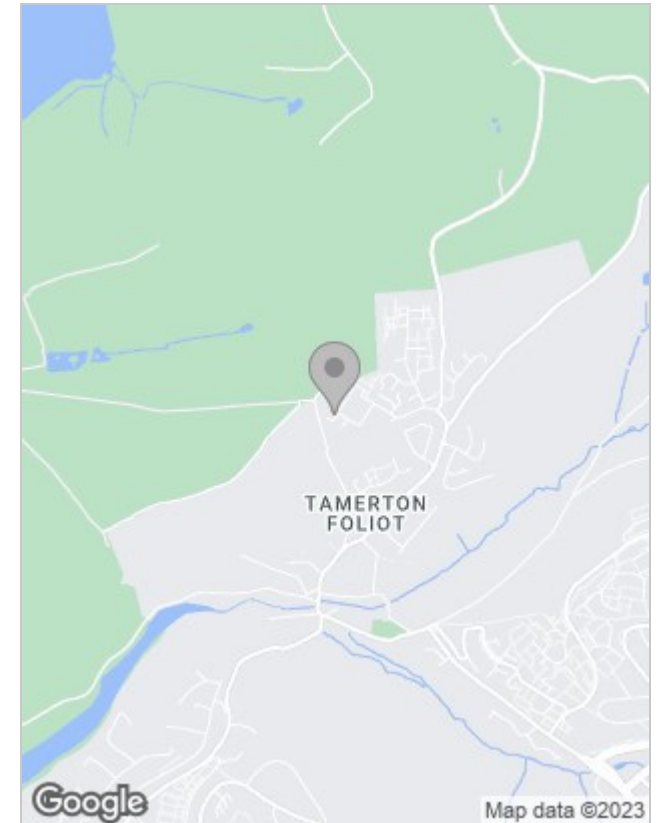




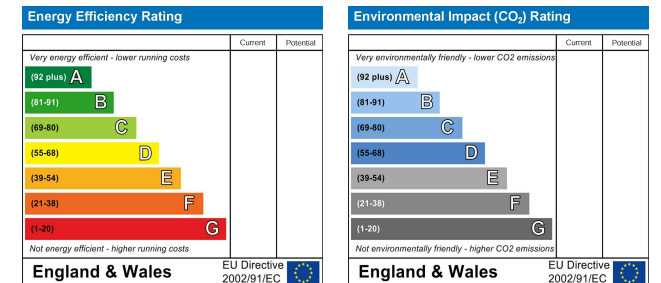
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk