



## 16 Henley Drive

Tamerton Foliot, Plymouth, PL5 4QA

£269,950



Superbly-presented semi-detached house situated in a lovely position with fantastic views towards the Tamar Bridge. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, 3 bedrooms & bathroom. Also, built onto the rear of the property is a conservatory, which enjoys views over the southerly-facing rear garden. Garage. Front & rear gardens. Double-glazing & central heating. No onward chain.





HENLEY DRIVE, TAMERTON FOLIOT, PL5 4QA

ACCOMMODATION

Front door with matching panel to side opening into the entrance hall.

ENTRANCE HALL 6'3 x 4'10 (1.91m x 1.47m)

Stairs rising to the first floor. Doorway providing access to the ground floor accommodation.

LOUNGE 16'4 x 15'2 (4.98m x 4.62m)

Window to the front elevation overlooking the garden. Chimney breast with fireplace. Shelving to one side of the chimney breast. Under-stairs storage cupboard, also housing the gas meter, electric meter and consumer unit. Doorway opening into the dining room.

DINING ROOM 9'7 x 7'7 (2.92m x 2.31m)

Access through to the kitchen. Sliding double-glazed doors to the rear.

KITCHEN 9'8 x 7'1 (2.95m x 2.16m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Inset 4-burner gas hob with a cooker hood above. Built-in double oven and grill. Wall-mounted Baxi gas boiler. Space for free-standing fridge-freezer. Window to the side elevation. Partly-glazed door opening into the conservatory.

CONSERVATORY 16' x 5'5 (4.88m x 1.65m)

Windows across the full-width. Lovely views over the garden. Pitched roof glazed in polycarbonate. Obscured glazed door with matching windows either side opening to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 15'2 x 9'8 (4.62m x 2.95m)

A generous double bedroom running the full-width of the property. Window to the rear providing views over the garden and across the surrounding area to incorporate woodland and, in the distance, the Tamar Bridge.

BEDROOM TWO 9'5 x 7'10 (2.87m x 2.39m)

Window to the front elevation.

BEDROOM THREE 10'1 x 6'10 (3.07m x 2.08m)

Window to the front elevation. Built-in cupboard.

BATHROOM 6'3 x 5'4 (1.91m x 1.63m)

Comprising a bath with an electric shower system over and a fitted shower rail, pedestal basin and wc. Waterproof panelling to the walls. Obscured window to the side elevation.

GARAGE 19'11 x 10'5 (6.07m x 3.18m)

Up-&-over style door to the front elevation. Pedestrian access door to the front. Rear access door opening into the garden.

OUTSIDE

The front garden is laid to lawn together with some shrubs. A pathway provides access to the main front entrance, along the side elevation of the property. The pathway continues around the side accessing the rear garden. The rear garden enjoys a southerly aspect and has areas laid to grass and patio. There is also a shed.

COUNCIL TAX

Plymouth City Council  
Council tax band C

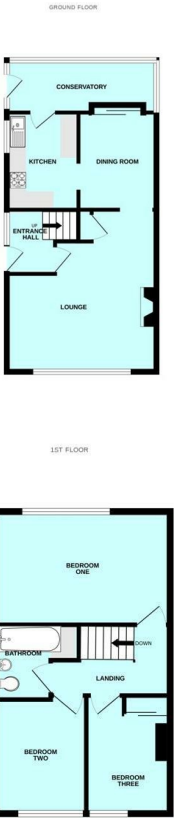
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

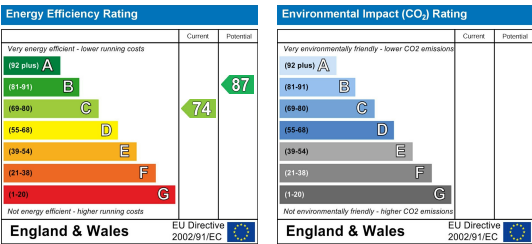
Area Map



Floor Plans



Energy Efficiency Graph



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