Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

56 Horsham Lane

Tamerton Foliot, Plymouth, PL5 4NP

£235,000

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Spend time in viewing this exceptionally well-presented terraced property, which is being sold with no onward chain. It offers a lovely walk-way position with views across Tamerton and the surrounding district from the front. The accommodation briefly comprises a newly-fitted kitchen/dining room with appliances, lovely-sized lounge, 3 bedrooms & newly fitted bathroom. Low maintenance garden area to the front and rear & a garage at the end of the garden. The property benefits from double-glazing & gas-fired central heating.

HORSHAM LANE, TAMERTON FOLIOT, PL5 4NP

ACCOMMODATION
Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 5'9" x 3'1" (1.77 x 0.95)
Obscured double-glazed windows to the front and side elevations. Double-glazed inner door leading into the entrance hall.

ENTRANCE HALL 12'4" x 5'7" (3.76 x 1.72)
Providing access to the ground floor accommodation. Stairs rising to the first floor.

KITCHEN/DINING ROOM 11'8" x 10'4" (3.58 x 3.15)
Series of contemporary-style matching high gloss eye-level and base unit with work surfaces and matching up-stands. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring hob with an extractor above and an electric oven beneath. Integrated under-counter appliances include a fridge and freezer together with a washing machine. Built-in cupboard housing the gas boiler, consumer unit and electric and gas meters. Double-glazed window to the front elevation.

LOUNGE 16'4" x 11'8" (4.99 x 3.57)
Full-length double-glazed windows and door providing a pleasant outlook and access onto the rear garden. Feature contemporary-style remote-controlled 'Living Flame' electric fire providing a local focal point of the room.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Built-in airing cupboard with slatted shelving and a radiator. Loft hatch.

BEDROOM ONE 12'0" x 9'1" to wardrobe face (3.68 x 2.79 to wardrobe face)
Double-glazed window to the rear elevation. Range of full-length wardrobes fitted flush along one wall, providing useful storage and hanging space.

BEDROOM TWO 9'3" x 8'10" (2.84 x 2.71)
Double-glazed window to the front elevation providing lovely open views across local rooftops towards Tamerton Foliot and the surrounding countryside.

BEDROOM THREE 8'11" x 6'10" (2.74 x 2.10)
Double-glazed window to the rear elevation.

BATHROOM 7'0" x 5'6" (2.15 x 1.70)
Comprising a panel bath with a shower system over and a basin with a mixer tap and toilet set into a cabinet providing storage and concealing the cistern. Heated mirror. Towel rail/radiator. Waterproof panelling to the walls. Obscured double-glazed window to front elevation.

OUTSIDE
To the front of the property is a gravelled and fenced area of garden. There is a walled enclosed garden area to the rear laid to paving and decking. Steps lead up to the rear of the garage and a rear gate leads out onto the rear parking area.

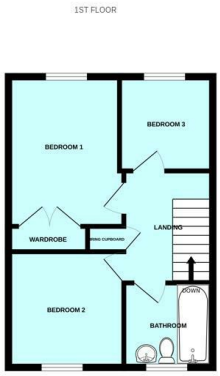
GARAGE 16'1" x 8'1" (4.92 x 2.48)
Up-&-over door to the front elevation. Power and lighting. uPVC part double-glazed courtesy door to the rear.

COUNCIL TAX
Plymouth City Council
Council tax band B

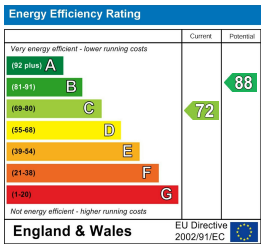
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

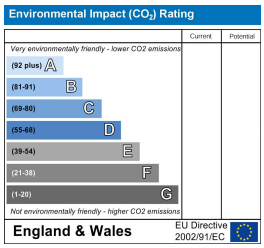
Area Map

Floor Plans



Energy Efficiency Graph





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