



## 1 Highfield View

Tamerton Foliot, Plymouth, PL5 4BY

£440,000



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## HIGHFIELD VIEW, TAMERTON FOLIOT, PLYMOUTH, PL5 4BY

### SUMMARY

Built by Taylor Wimpey Homes in December 2019 & having the remaining part (4 years) of the NHBC warranty. Centrally heated & double-glazed. Porch & spacious reception hall. Useful downstairs cloakroom/wc, generous-sized triple aspect lounge with door to the rear garden. Fitted integrated kitchen/dining room, useful utility room with boiler. Four double bedrooms, master bedroom with ensuite & family bathroom/wc. A front garden & good-sized enclosed rear garden.

### LOCATION

Found on the Northern fringe of Tamerton Foliot in this popular village with an excellent range of local services & amenities including shops, a choice of public houses, takeaway outlets, bus service & popular primary school. With convenient access into the city.

### ACCOMMODATION

#### GROUND FLOOR

##### HALL

14'9 maximum x 6'7 maximum (4.50m maximum x 2.01m maximum)

##### LOUNGE

19'9 x 11'4 (6.02m x 3.45m)

##### KITCHEN/DINING ROOM

19'8 x 11'8 maximum (5.99m x 3.56m maximum)

##### UTILITY ROOM

6'6 x 4'7 (1.98m x 1.40m)

##### WC

5'3 x 2'10 (1.60m x 0.86m)

#### FIRST FLOOR

##### LANDING

##### MASTER BEDROOM

11'7 x 11'2 maximum (3.53m x 3.40m maximum)

##### EN-SUITE SHOWER ROOM

6'5 x 4'9 (1.96m x 1.45m)

##### BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

##### BEDROOM THREE

10' x 9'8 (3.05m x 2.95m)

##### BEDROOM FOUR

10'2 x 8'4 maximum (3.10m x 2.54m maximum)

##### BATHROOM

6'7 x 6'3 (2.01m x 1.91m)

##### EXTERNALLY

## DOUBLE GARAGE

24'3 x 19'8 (7.39m x 5.99m)

Power points & lighting.

## DOUBLE WIDTH DRIVE

25' x 19'8 wide (7.62m x 5.99m wide)

Potential for four vehicles.

## FRONT GARDEN

## GOOD-SIZED ENCLOSED REAR GARDEN

Patio & lawn.

## MANAGEMENT CHARGE

To be confirmed.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map

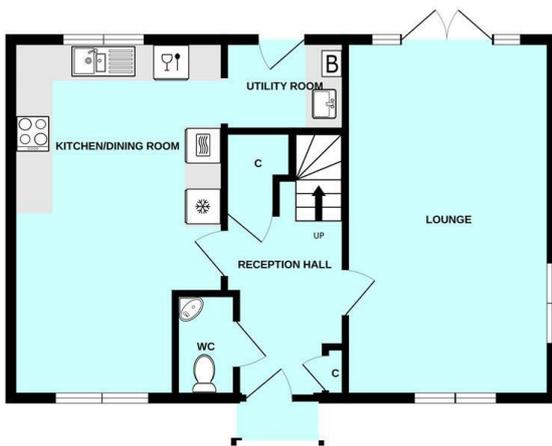


## Terrain Map

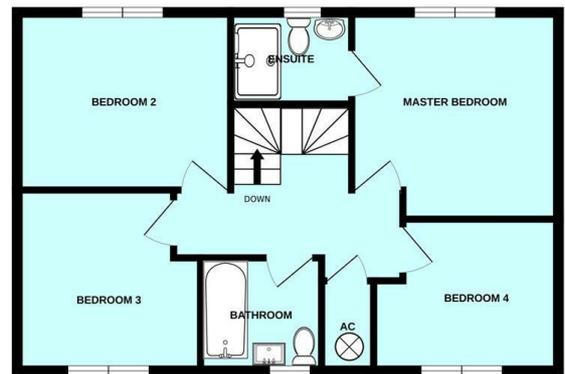


## Floor Plan

GROUND FLOOR



1ST FLOOR

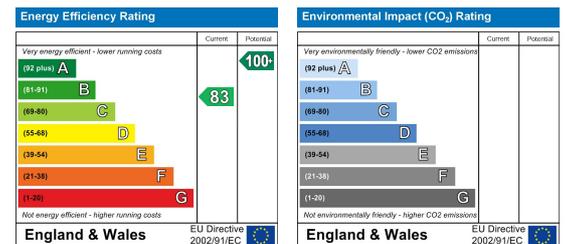


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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