



17 Holly Park Close

Tamerton Foliot, Plymouth, PL5 4JY

£325,000



Wimpey Quality Homes built 3-bedroom semi-detached property located at the end of a cul-de-sac in a popular desirable location. The accommodation briefly comprises a hallway, good-sized lounge, spacious modern fitted kitchen/dining room with integrated appliances, 3 bedrooms & bathroom. Externally there are gardens to the front & rear, with a garage & an outside wc. The property benefits from double-glazing & central heating.



HOLLY PARK CLOSE, TAMERTON FOLIOT, PL5 4JY

SUMMARY

Semi-detached house built 1986 by Wimpey Quality Homes of timber-framed construction. Owned from new, maintained & looked after over the years. Extensively upgraded and improved 9 years ago with re-plastered ceilings, new skirting boards, door architraves, decoration & floor coverings, new kitchen fittings, integrated appliances & a new bathroom. Vaillant gas-fired boiler servicing the central heating & domestic hot water, annually serviced.

Excellent parking facilities on the long drive, which gives access to a generous-sized garage set to the side with outside wc. To the rear, there is a beautiful landscaped enclosed garden with a wide & deep patio, established shrub border & a long lawn which enjoys day long sunshine with new fencing to 2 sides & a new garden shed.

LOCATION

Found at the end of the cul-de-sac of Holly Park Close in this desirable & sought-after location. With an outlook across the Creek towards woodland & farmland, looking in a westerly direction down Tamerton Creek towards the River Tamar estuary in the distance.

With a good variety of local services & amenities found close by including those lying within walking distance in Tamerton Foliot village where there is a choice of 3 pubs, church, various shops & bus services nearby.

Convenient access into the city & close-by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR HALLWAY 6'2 x 4'4 (1.88m x 1.32m)

Staircase rising to the first floor. Under-stairs cupboard accessed from the lounge.

LOUNGE 13'2 x 12'6 (4.01m x 3.81m)

A generous-sized lounge with windows to the front elevation enjoying an open outlook. A wide archway openly connecting to the kitchen/dining room.

KITCHEN/DINING ROOM 15'7 x 10'11 (4.75m x 3.33m)

A modern fitted integrated kitchen/dining room with a window & sliding patio door overlooking & opening to the landscaped rear garden. Quality-fitted kitchen with Lamona integrated appliances including dishwasher, washing machine, 4-ring electric hob with an extractor hood over & an electric oven under, separate fridge & freezer. Larder.

FIRST FLOOR LANDING

Window to the side elevation. Airing cupboard housing the Vaillant gas-fired boiler, which services the central heating & domestic hot water.

MASTER BEDROOM 12'10 max x 9' (3.91m max x 2.74m)

Windows to the front elevation. Built-in wardrobe.

BEDROOM TWO 9'4 x 9' (2.84m x 2.74m)

To the rear, with a window overlooking the garden. Built-in wardrobe.

BEDROOM THREE 9'7 max x 6'5 (2.92m max x 1.96m)

Window to front elevation. Over-stairs storage cupboard.

BATHROOM 6'3 x 6'1 (1.91m x 1.85m)

A well-appointed bathroom with modern fittings including a bath, Mira Vie electrically-heated shower over, wc & wash hand basin.

OUTSIDE

Excellent private parking on the drive with space for various vehicles. A long front garden & access to the garage, set to the side. To the rear of the property is a beautiful long enclosed landscaped garden with a wide paved patio, border containing a wide variety of well-established bushes, shrubs & a long lawned garden beyond. New fencing on 2 sides & a new garden shed.

GARAGE 20'2 max x 9'6 (6.15m max x 2.90m)

A generous-sized garage with an outside wc.

OUTSIDE WC 4'6 x 3'6 (1.37m x 1.07m)

Fitted with a wc & wash hand basin.

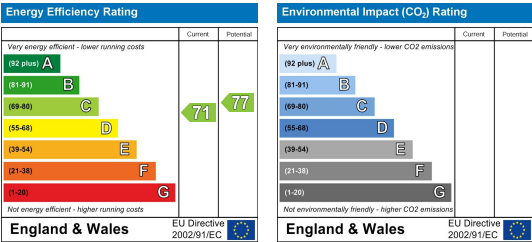
Area Map



Floor Plans



Energy Efficiency Graph



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