



## 41 Saddlers Way

Tamerton Foliot, Plymouth, PL5 4EH

Guide Price £525,000



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**SADDLERS WAY, TAMERTON FOLIOT,  
PLYMOUTH, PL5 4EH**

**GUIDE PRICE £525,000 - £550,000**

## LOCATION

Located on the northern edge fringe of Tamerton Foliot found on the outskirts of Plymouth. The village providing for a good variety of local services & amenities including a popular primary school, various village stores, public houses, parish church & bus services run into the city. There are various enjoyable woodland & water creekside walks nearby found on the tidal estuary.

## SUMMARY

A most spacious modern built detached home built circa 4 years ago. Arranged over 3 storeys & offering flexibility of layout & usage. Finished to a high quality energy efficient specification. Wide central hall, downstairs wc, generous-sized lounge, separate snug/study, 29ft fitted kitchen/dining room & useful utility room. There are 6 double bedrooms, the master bedroom & further bedroom both with en-suite shower rooms & a family bathroom/wc. A generous-sized plot with private parking on the drive & single garage to the side. Front garden & low maintenance enclosed rear garden enjoying good privacy.

## ACCOMMODATION

A spacious reception hall with staircase rising to the first floor & access to a useful downstairs cloakroom/wc. A generous-sized dual aspect lounge with windows to the front & side. A study/snug with window to the front & across the rear a wide, large fitted kitchen/dining room with window & 2 sets of French doors overlooking & opening out to the rear garden. The kitchen with integrated appliances including Zanussi double oven/grill, fridge/freezer, 5 ring gas hob with illuminated extractor hood over, automatic dishwasher, 1.5 bowl sink unit & Ideal Logic gas fired boiler servicing the

central heating & domestic hot water. A useful utility room off with further work surface, cupboard storage, sink & space for a washing machine.

At first floor level a spacious central landing giving access to all rooms. The generous-sized dual aspect master bedroom with windows to the front & side with an en-suite shower room with shower, wc & wash hand basin. 3 further good-sized double bedrooms & a well appointed family bathroom with bath, wc & wash hand basin. Stairs rise to the second floor.

At the second floor a landing with velux window & access to 2 further generous-sized double bedrooms both with windows to the front & velux windows to the rear. One having a range of quality built in furniture & an en-suite shower room with shower, wc & wash hand basin.

The property stands on a generous-sized plot with good parking facilities on the front drive with space for 2+ vehicles in line & this giving access to the generous-sized garage set to the side. A level front garden. To the rear a low maintenance garden enjoying a good degree of privacy.

## GROUND FLOOR

### HALL

### LOUNGE

16'6 x 11'9 max (5.03m x 3.58m max)

### STUDY/SNUG

9'10 x 8'5 (3.00m x 2.57m)

### WC

6'3 x 3'3 (1.91m x 0.99m)

### KITCHEN/DINING ROOM

28'11 x 10'1 max (8.81m x 3.07m max)

**UTILITY ROOM**  
6'4 x 6'3 (1.93m x 1.91m)

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM**  
13'4 x 11'9 (4.06m x 3.58m)

**EN-SUITE SHOWER ROOM**  
7'2 x 4'7 (2.18m x 1.40m)

**BEDROOM TWO**  
12'5 x 9'11 (3.78m x 3.02m)

**BEDROOM THREE**  
12'11 x 8'7 in part 9'11 max (3.94m x 2.62m in part 3.02m max)

**BEDROOM FOUR/STUDY**  
11'10 x 7'1 in part 12'1 max (3.61m x 2.16m in part 3.68m max)

**BATHROOM**  
7'11 x 6'5 (2.41m x 1.96m)

**SECOND FLOOR**

**LANDING**

**BEDROOM FIVE**  
11'10 x 15'5 in part 19'6 max (3.61m x 4.70m in part 5.94m max)

**BEDROOM SIX**  
9'11 x 15'5 max in part 19'6 max (3.02m x 4.70m max in part 5.94m max)

**EN-SUITE SHOWER ROOM**  
6'6 x 6'9 (1.98m x 2.06m)

**EXTERNALLY**

**FRONT GARDEN**

**REAR GARDEN**

**DRIVE**

**GARAGE**  
19'8 x 10'7 (5.99m x 3.23m)

**COUNCIL TAX**

South Hams District Council  
Council Tax Band: F

**SERVICES**

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

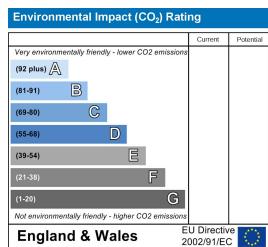
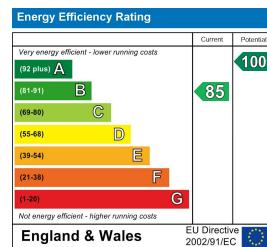


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## Viewing

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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