



## Woodleigh, Tamerton Foliot Road

Tamerton Foliot, Plymouth, PL6 5EU

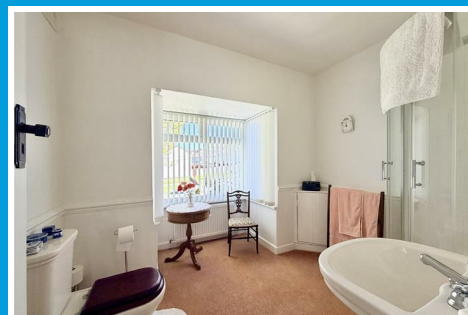
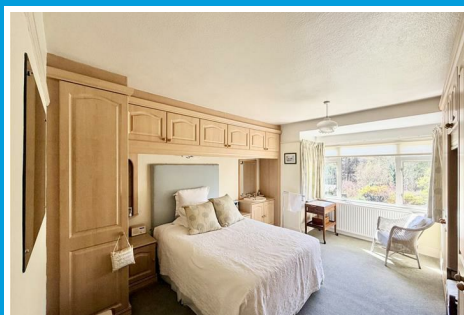
£675,000



# Woodleigh, Tamerton Foliot Road

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## TAMERTON FOLIOT ROAD, TAMERTON FOLIOT, PL6 5EU

### LOCATION

The property is located on the southerly side of Tamerton Foliot Road that leads through to Tamerton Foliot & backs onto Whitleigh Woods & Woodland Trust local nature reserve. Close by walks leading down through the woods to Tamerton Foliot & the River Tamar Estuary. A variety of local services & amenities found in the area with the position convenient for access into the city & nearby connection to major routes in other directions.

### PROPERTY

A detached house classically designed & understood to have been built circa 1938, owned by the present owner for some 50 years, during which time it has been extensively upgraded, improved & refurbished to its present high standard. Upgrades have included remodelling of the layout, upgrading with an annexe extension undertaken circa 1986. There are 2 high quality Viessmann boilers servicing the zoned central heating systems, privately owned solar panels generating income & having double-glazing.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

8'3 x 2'4 (2.51m x 0.71m)

##### RECEPTION HALL

11'6 x 9'3 including staircase (3.51m x 2.82m including staircase)

##### LOUNGE

13'6 x 13'5 (4.11m x 4.09m)

Triple consetina patio door to the rear garden. Focal feature fireplace. Sliding door into;

##### DINING ROOM

14'5 x 11'6 (4.39m x 3.51m)

Bay window overlooking the rear garden.

##### KITCHEN

13'6 x 11'11 maximum (4.11m x 3.63m maximum)

Quality fitted kitchen with under-mounted sink, Everhot electric stove, shelved larder & unit. Door to;

##### UTILITY ROOM

14'9 x 8' (4.50m x 2.44m)

Atrium window. Door to the front drive & further door to the rear garden. Work surface with inset sink. Door into;

##### WC

4'6 x 3'1 (1.37m x 0.94m)

White wc & wall mounted Viessmann boiler servicing the central heating/domestic hot water for the main house.

##### ANNEXE ACCOMMODATION

##### RECEPTION ROOM

16'3 x 9'1 (4.95m x 2.77m)

Currently used as a library room. Window to the front. Connecting door to the main house hall. Further doors to;

##### STORE ROOM

6'6 x 3'3 (1.98m x 0.99m)

A metal lining to the door providing a secure room. A small safe within.

##### INNER HALL

10'4 x 3'8 (3.15m x 1.12m)

Storage cupboards.

##### WC

5'8 x 2'11 (1.73m x 0.89m)

Gebereit white wc & Ideal wall hung wash hand basin.

##### ANNEXE BEDROOM

French doors to the rear patio. Window looking down the garden. Built-in wardrobe & cupboard storage. Vanity wash hand basin. Door to;

##### EN-SUITE SHOWER ROOM

6'2 x 5'7 (1.88m x 1.70m)

Wash hand basin, wc & wet room style shower.

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

16'2 x 12'1 (4.93m x 3.68m)

Box bay window overlooking the rear garden with long views. Range of built-in bedroom furniture. Wash hand basin.

## BEDROOM TWO

13'6" x 11'8" (4.11m x 3.56m)

Picture window to the rear with long views. Range of built-in wardrobes. Wash hand basin.

## BEDROOM THREE

13'7" x 9'2" (4.14m x 2.79m)

Window to the rear with long views.

## BEDROOM FOUR

10'11" x 8' maximum (I-shaped) (3.33m x 2.44m maximum (I-shaped))

Window to the front.

## BATHROOM

8'1" x 7'9" (2.46m x 2.36m)

Quality white suite with twin panelled bath, mixer tap & separate thermostatic shower over. Pedestal wash hand basin. Deep airing cupboard with hot water tank & pressurised heating controls.

## WC

4'1" x 3' (1.24m x 0.91m)

Close coupled wc.

## SHOWER ROOM

9'2" x 8'8" maximum (2.79m x 2.64m maximum)

Suite comprising corner shower, pedestal wash hand basin & wc.

## EXTERNALLY

## DOUBLE GARAGE

21'7" wide including 2'6" wide raised plinth along o (6.58m wide including 0.76m wide raised plinth along)

Two remote controlled up & over door sto the front. Window to the side.

## WORKSHOP

12'2" x 9'4" (3.71m x 2.84m)

Second Viessmann wall mounted gas fired boiler servicing the annexe accommodation. Overhead storage platform. Window looking down the garden. 10'9" head height.

## PRIVATE DRIVE

A private drive provides off-street parking for up to 6 vehicles carefully parked. Access to the detached double garage.

## GARDEN

A large & long landscaped southerly facing rear garden. Beautifully paved out with wide stone paved patio areas & extensive lawns sloping away in a southerly direction. Attached to the rear of the annexe is the substantial workshop. There is a summerhouse, shed, greenhouse, garden store, flagpole & pond with goldfish. The garden continues down into the valley, includes the stream at the bottom including the start of Whiteleigh Woods & Woodland Trust beyond, running a little way up the other side.

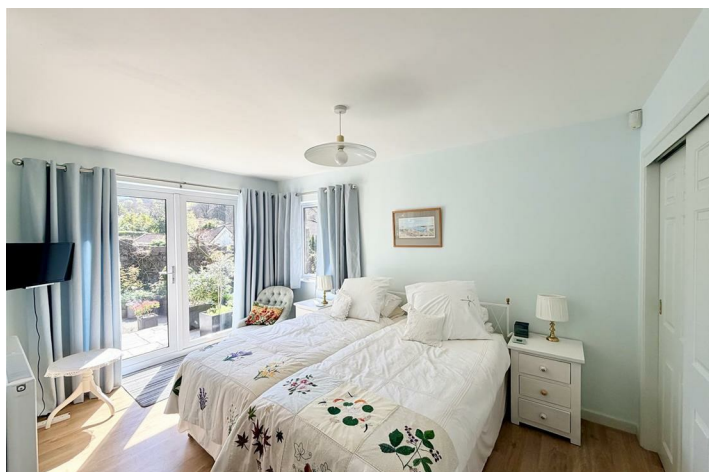
## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

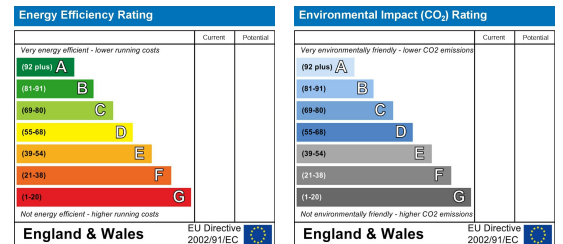


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## Viewing

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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