



16 Mary Dean Avenue

Tamerton Foliot, Plymouth, PL5 4LS

£230,000



No onward chain. Tucked away in a cul-de-sac located in Tamerton Foliot. A semi-detached family home with garage & driveway for 2 vehicles. The accommodation comprises an entrance hall, lounge, kitchen/diner, 3 bedrooms & a family bathroom. There is a front & enclosed rear garden providing a safe space for children to play in.



16 MARY DEAN AVENUE, TAMERTON FOLIOT, PL5 4LS

ACCOMMODATION

Entrance via uPVC obscured double-glazed door with leaded light panels opens into;

ENTRANCE HALL 6'5" x 4'9" (1.97 x 1.46)

Staircase rising to the first floor landing. Laminate wood flooring. Twin wooden doors with glazed panels open into;

LOUNGE 15'5" x 11'3" (4.7 x 3.45)

Feature fireplace with living frame gas fire. Laminate wood flooring. uPVC double-lazed window to front. Door to under stairs storage cupboard housing the Worcester combination boiler. Wooden door with glass panels open into;

KITCHEN/DINER 14'7" x 9'1" (4.45 x 2.77)

Matching base & wall mounted units with spaces for cooker, washing machine & fridge freezer. Roll edge laminate work surfaces have inset one & a half bowl sink unit with mixer tap. Tiled splash-backs. Ample space for a dining table. Tiled floor. uPVC double-glazed window to rear. French uPVC double-glazed doors open out to the rear garden.

FIRST FLOOR LANDING 7'4" narrowing to 6'0" x 8'6" (2.26 narrowing to 1.84 x 2.61)

Doors leading off to the bedrooms, bathroom & airing cupboard. Obscured uPVC double-glazed window to side. Access hatch to roof void.

BEDROOM ONE 13'7" x 8'2" (4.15 x 2.5)

uPVC double gazed window to front. Fitted wardrobes with overhead storage units.

BEDROOM TWO 9'4" x 6'9" (2.86 x 2.08)

uPVC double-glazed window to rear.

BEDROOM THREE 9'9" x 6'1" max (2.99 x 1.86 max)

Fitted storage cupboard. uPVC double-glazed window to front.

BATHROOM 7'4" x 6'1" (2.24 x 1.86)

Matching suite of panelled bath with Triton electric shower over, close coupled wc & pedestal wash hand basin. Tiled walls & floor. Chrome heated towel rail. Obscured uPVC double-glazed window to rear.

OUTSIDE

The property is approached via a concrete driveway allowing off road parking for 2 cars to the fore of the garage. The main front garden is laid to lawn. To the rear is an enclosed garden with patio seating area, courtesy gate opening out to the driveway. The main garden is laid to lawn with a paved path & flower bed to one side leading down to a second paved area to the back of the garage. A couple of steps lead down to the second area of garden which is currently being used as a vegetable patch.

GARAGE 17'3" x 8'3" (5.27 x 2.52)

Up-and-over door. Light & power available.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

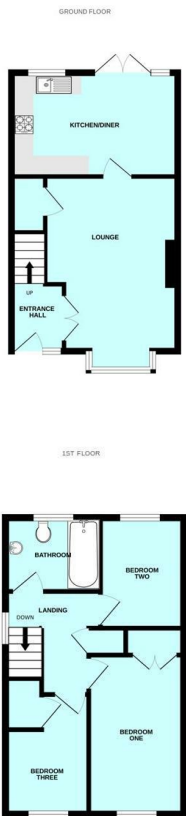
SERVICES

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

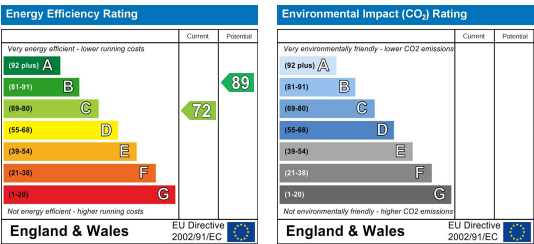
Area Map



Floor Plans



Energy Efficiency Graph



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