Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

7 Cheshire Drive

Tamerton Foliot, Plymouth, PL6 6SQ

Offers Over £500,000

4 3 2 C

7 Cheshire Drive

Tamerton Foliot, Plymouth, PL6 6SQ

Offers Over £500,000

CHESHIRE DRIVE, TAMERTON FOLIOT, PLYMOUTH, PL6 6SQ

ACCOMMODATION

ENTRANCE

A composite front door with obscured glazed panel & obscured glazed window to one side which opens up into entrance hall.

ENTRANCE HALL

12'5" x 5'8" (3.8m x 1.75m)

Doors leading into cloakroom, kitchen, lounge & study/bedroom four. Further door to storage cupboard. Laminate wood flooring, staircase leading down to lower ground floor.

CLOAKROOM

5'8" x 3'3" (1.73m x 1.01m)

Modern matching suite of close coupled wc with hidden cistern. Storage cupboards on either side with roll-edge work surface over. Tiled splash-back. Sink unit with vanity storage cupboard below. Chrome, heated towel rail. Obscured uPVC double-glazed window to the front. Grey wood effect laminate flooring.

STUDY/BEDROOM FOUR

12'2" x 9'8" (3.73m x 2.95m)

Currently being used as a study. Fitted cupboards along 1 wall. uPVC double-glazed window to front with fitted shutters.

LOUNGE

15'8" x 14'0" (4.78m x 4.27m)

Feature fireplace with wood mantle & surround with living flame glass-fronted gas fire. Laminate wood flooring. Sliding patio doors which open out onto the south-facing sun terrace. Square arch which opens up into dining room.

DINING ROOM

11'5" x 9'8" (3.48m x 2.96m)

Sliding uPVC double-glazed patio door which opens up onto the south-facing sun terrace overlooking the garden. Glass block looking into the kitchen.

KITCHEN

16'8" x 11'4" (5.1m x 3.47m)

Attractive, modern matching base and wall-mounted units to include pull-out drawers & integrated with twin Bosch double oven, one can be used as a microwave. Fitted wine rack. Integrated dishwasher. Roll-edge work surfaces. Inset 4 ring induction hob. 1.5 sink unit. Extractor hood over. Matching up-stands. Wall mounted Viessmann boiler concealed in unit. uPVC double-glazed window to side. uPVC double-glazed window to front with fitted shutters. Tiled-effect laminate wood flooring. Staircase rising to first floor landing.

FIRST FLOOR LANDING

Velux window to the front & door to a storage cupboard. Ceiling spotlights. Door opening up into master bedroom.

MASTER BEDROOM

19'6" x 15'6" (5.95m x 4.73m)

Fitted wardrobes running along 1 wall. Storage cupboard into eaves. Ceiling spotlights. 3 velux windows to rear. Laminate wood flooring. Door into the en-suite.

EN-SUITE

8'5" 7'4" (2.58m 2.24m)

Matching suite of corner shower cubicle. Fitted shower. Wall-mounted wash-hand basin. Close coupled wc with hidden cistern & fitted storage cupboards to one 1 side. Chrome heated towel rail. Tile-effect laminate wood flooring. extractor fan. A velux window to rear roof.

LOWER GROUND FLOOR

Doors leading off through to 2 further bedrooms, utility room & bathroom. uPVC double-glazed door opens out into rear garden.

BEDROOM TWO

11'8" x 12'5" (3.57 x 3.79m)

uPVC double-glazed window to the rear. Curved arch opens up into a dressing area.

DRESSING AREA
6'3" 3'0" plus wrdrobes (1.93m 0.93m plus wardrobes)
Fitted wardrobes running along 1 wall with hanging-rail shelving. Down light. Door opening up into an en-suite.

EN-SUITE
6'3" x 4'5" (1.92m x 1.35m)
Matching suite of fitted shower cubicle with twin shower heads, both rainfall & hand-held. Closed coupled wc with hidden cistern. Wash-hand basin inset into vanity storage cupboards below. Chrome heated towel rail. Extractor fan. Obscured uPVC double glazed window to side.

BEDROOM THREE
11'0" x 10'4" (3.36m x 3.16m)
uPVC double-glazed window to the rear & overlooking the garden.

UTLITY
7'1" x 4'4" (2.18m x 1.33m)
Matching base and wall-mounted units. Space for a washing machine & separate fridge. Roll-edge laminate work surface has inset circular sink unit with mixer tap. Tiled spash-back. Laminate wood flooring.

BATHROOM
7'9" x 6'5" (2.37m x 1.96m)
Matching suite of a panelled bath with mixer shower attachment. Close coupled wc. Pedestal wash-hand basin. Part-tiled walls. Extractor fan. Laminate wood flooring. Obscured uPVC double-glazed window to side.

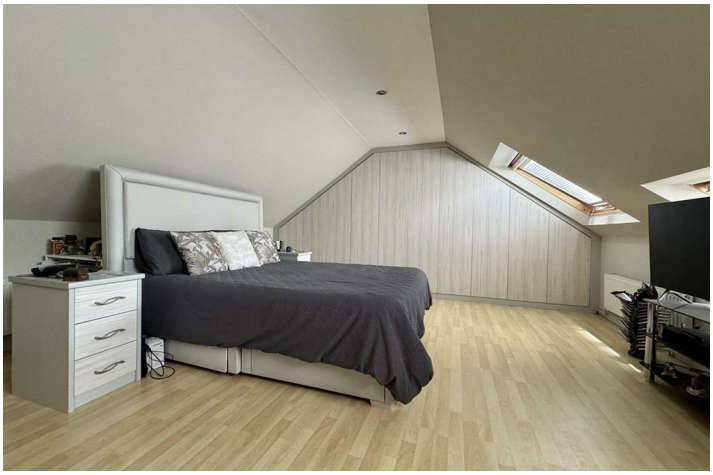
OUTSIDE
Property is approached via a twin driveway. Tarmac allowing off-road parking for 2 vehicles to the fore of the garage. Path from driveway leads down to front door, bordered on one side by an array of inset shrubs and plants. Twin doors opening up into garage.

GARAGE
18'9" x 17'8" (5.74m x 5.41m)
Light & power available. Path runs around the rear side of the property towards rear garden.

GARDEN
Enclosed garden which consists of a paved patio seating area with pergola over. Main section of garden is laid to lawn with array of shrubs on either side. Property has solar panels owned by the vendors.

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

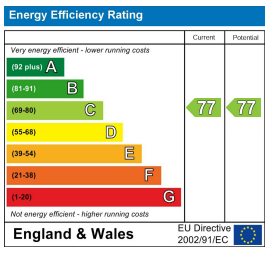
Terrain Map

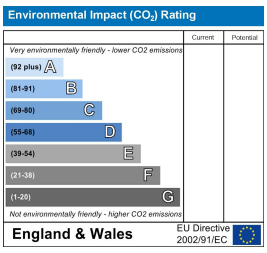
Floor Plan

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk