

**Price £220,000**



**24 HENLEY DRIVE, TAMERTON FOLIOT, PLYMOUTH, PL5 4QB**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

A three bedroom semi-detached property requiring modernisation situated in a quiet residential cul-de-sac close to local amenities and enjoying attractive countryside views from the rear. The living accommodation which is arranged over two levels comprises; entrance hall, lounge/diner, cloakroom and a fitted kitchen on the ground floor. On the first floor the landing leads to three bedrooms and a shower room. Externally there are front and rear gardens and a driveway providing parking for several vehicles. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

## LIVING ACCOMMODATION

Approached through double glazed front door to.

## ENTRANCE HALL

Stairs to first floor door to.

## CLOAKROOM

Comprising low level w.c, wash hand basin, PVCu double glazed frosted window to side.

## LOUNGE/DINER

Floor to ceiling PVCu double glazed window to rear enjoying far reaching views, PVCu double glazed door to rear garden. living flame effect gas fire, tiled surround, mantel and hearth.

## KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer and one and a half bowl sink unit with mixer tap, plumbing for washing machine, PVCu double glazed window to front.

## FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in storage cupboard.

## BEDROOM ONE

PVCu double glazed window to rear enjoying countryside views, built in storage cupboards.

## BEDROOM TWO

PVCu double glazed window to front, radiator.

## BEDROOM THREE

PVCu double glazed window to rear enjoying far reaching countryside views, radiator.

## SHOWER ROOM

Comprising tiled shower cubicle with inset Triton electric shower, low level w.c, pedestal wash hand basin, fully tiled walls, PVCu double glazed frosted window to front.

## EXTERNALLY

Front - Driveway providing parking for several vehicles and adjacent lawned garden.

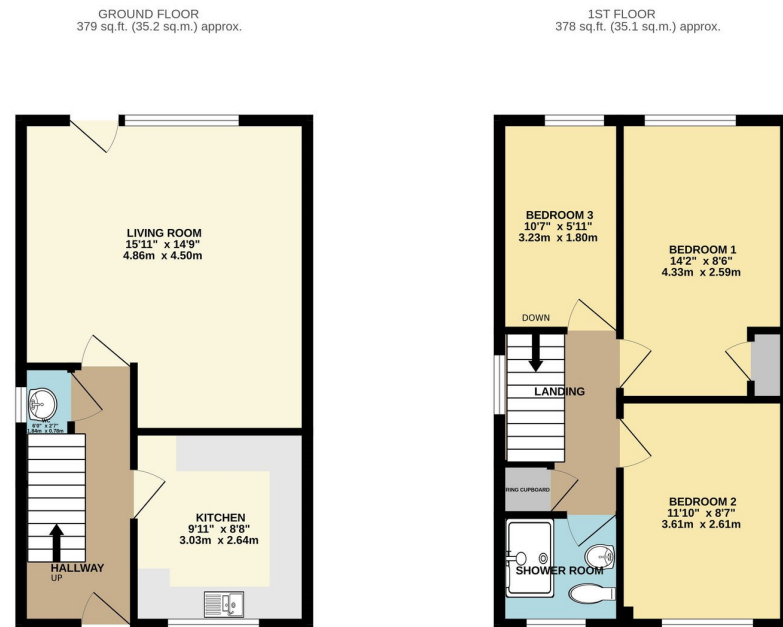
Rear - The patio area leads to a level lawned garden enclosed by fence boundaries.



## TAMERTON FOLIOT

Tamerton Foliot, a village within a city.....a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. The village is also readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. The area is considered a dog walkers paradise with walks along the well-known beauty spot 'Tamerton Creek' at the junction of the Tamar and Tavy Rivers. Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs, one of which is the Seven Stars 13th Century Pub in the heart of the village, the oldest pub in Plymouth. A choice of take away establishments and the popular, highly regarded school, Mary Dean's Primary. Tamerton has a lovely friendly village atmosphere with various clubs and events available to all ages. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

## FLOOR PLAN



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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