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£289,000 FREEHOLD

An extended 4 bedroom semi-detached house, requiring some updating and modernisation, large south-facing garden, 2 reception rooms, utility/workshop

HARWOOD AVENUE, TAMERTON FOLIOT, PLYMOUTH



PROPERTY DETAILS

An extended 4 bedroom semi-detached house in Tamerton Foliot which enjoys far reaching views across the village, St. Marys Church and open countryside from a large south-facing garden to the rear. The property requires some updating and modernisation but provides scope for it to be a beautiful family home once the works have been completed. Added benefits include being sold with no onward chain, double glazed and centrally heated.

The accommodation comprises of an entrance porch, entrance hall, lounge with a fireplace, modern fitted kitchen/dining room, inner hallway, dining room and utility/workshop (formerly the garage), 4 bedrooms and a shower room. Externally to the front there is a level lawned garden and driveway providing parking for up to 2 cars and to the rear there is a large south-facing garden, perfect for entertaining in the warm summer months.

**COUNCIL TAX BAND – B
EPC - D**

Opaque UPVC double glazed door to;

ENTRANCE PORCH

Ceramic tiled flooring, opaque double glazed door to;

ENTRANCE HALL

Stairs to first floor, panelled radiator, glazed panelled door to;

LOUNGE

14'1 x 11' (4.26m x 3.38m)

Stone fireplace with inset living flame coal effect gas fire, panelled radiator, UPVC double glazed window to front elevation, glazed panelled door to;

KITCHEN/DINING ROOM

14'6 x 8' (4.42m x 2.44m)

Fitted with a range of modern grey high gloss base and eye level storage cupboards, fitted worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a dishwasher, integrated 4 burner gas hob with extractor canopy over, integrated single oven, built-in storage cupboard under stairs, wood laminate flooring, panelled radiator, UPVC double glazed window and matching sliding patio doors to the rear south-facing garden, door to;

INNER HALLWAY

Opaque UPVC double glazed door to both front and rear elevation, doors lead from the inner hall providing access to;

DINING ROOM

14'11 x 10'4 (4.56m x 3.16m)

Panelled radiator, UPVC double glazed sliding patio doors to the rear south-facing garden.

UTILITY/WORKSHOP

10'4 x 6'11 (3.17m x 2.12m)

This room formed part of the garage along with the dining room and has retained the up and over door. Can be easily converted back into a garage if required. Plumbing for a washing machine, power and light connected.

FIRST FLOOR

LANDING

Access to insulated loft space. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

12'5 x 11'6 (3.80m x 3.37m)

Panelled radiator, fitted wardrobe unit, UPVC double glazed window to front elevation.

BEDROOM TWO

13'11 x 9'11 (4.25m x 3.03m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

12' x 10'5 (3.66m x 3.18m)

Built-in double wardrobe unit, panelled radiator, UPVC double glazed window to rear elevation enjoying views across the south-facing garden, St. Marys Church and open countryside.

BEDROOM FOUR

8'11 x 8' (2.73m x 2.43m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying similar views to bedroom three.

SHOWER ROOM

6' x 5'5 (1.82m x 1.66m)

Corner glazed shower cubicle with mixer shower, pedestal basin, low level WC, heated towel rail, fully tiled walls, opaque UPVC double glazed window to rear elevation, ceramic tiled flooring.

OUTSIDE

To the front of the property is a level lawned garden and adjacent to the garden is a tarmac driveway providing parking for up to 2 cars and servicing the former garage. To the rear of the property is a large south-facing level garden, being fully enclosed and laid largely to lawn with a paved patio area.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

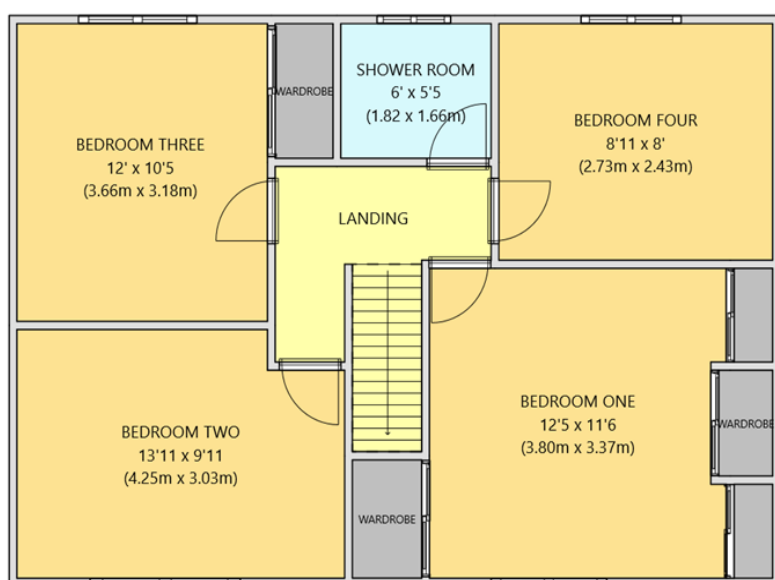
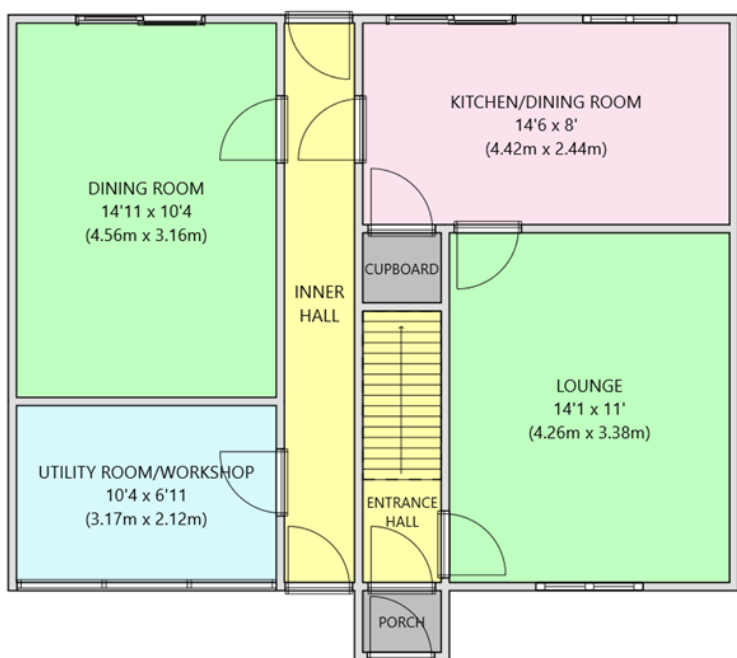
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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