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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



943 SQ.FT



FREEHOLD

CUNNINGHAM ROAD TAMERTON FOLIOT PL5 4PX £180,000

Large three bedroom family home, located in a quiet cul-de-sac, with a garage & allocated parking space. New roof & a blank canvas. Viewing highly recommended.



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Cunningham Road is located on the edge of Tamerton Foliot, to the north west of Plymouth City Centre. Tamerton Foliot has a range of local amenities, including a bus route into the city centre and to Derriford Hospital, two pubs, local and national traders and a doctor's surgery. Offering easy access onto Dartmoor National Park and into local woodland, Tamerton Foliot is a perfect suburb for a growing family.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance vestibule which has doors leading through to the utility room, downstairs cloakroom and entrance hall. The utility room has plumbing and space for both a washing machine and a tumble dryer and houses the combi-boiler.

The entrance hall has stairs leading up to the first floor, plus doors leading into the open plan lounge/dining room and the kitchen. The open plan living space is well presented, with two built-in storage cupboards and a window and door leading out to the rear garden. There is ample space for a range of large furniture, plus a large under stairs storage cupboard.

The kitchen has a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances, plus a breakfast bar. There is a window to the front elevation and a stainless steel sink drainer unit with a mixer tap over.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. The main bedroom is at the front of the property and has a window to the front elevation. There is a range of fitted wardrobes. Bedroom two is also a good double size and has a window to the rear elevation. There are fitted wardrobes plus a loft hatch. Bedroom three is a large single room with a window to the rear elevation.

The bathroom is well presented and has a panelled bath with a shower over head, a low level w/c and hand wash basin. There is an obscured window to the front elevation, tiled walls and an extraction fan.

The property is a blank canvas and has had some new windows fitted, plus a newly installed roof (2024).

Outside

Externally, the rear garden is low maintenance and is south westerly facing. The rear garden is accessed via the open plan lounge dining room and has a wooden shed providing storage space.

The property has a large garage which is located close to the property. There is an up and over door. The property also has an allocated parking space which is located close to the property.

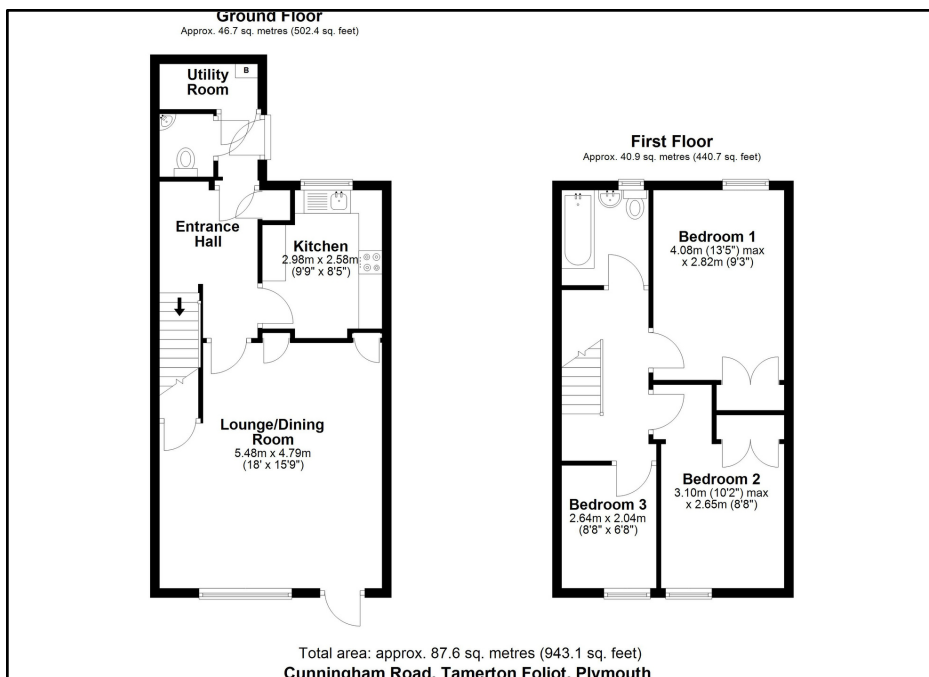
Tenure - Freehold

EPC - D

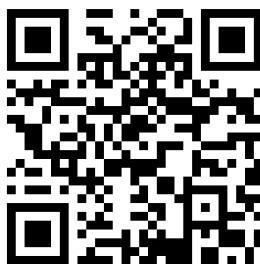
Council Tax Band - A

Services - Mains Water, Drainage, Electricity & Gas. Access to Fibre Broadband

Service Charge - £225 Per



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Website Link

Any questions? Want to make an offer?
Please get in touch

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