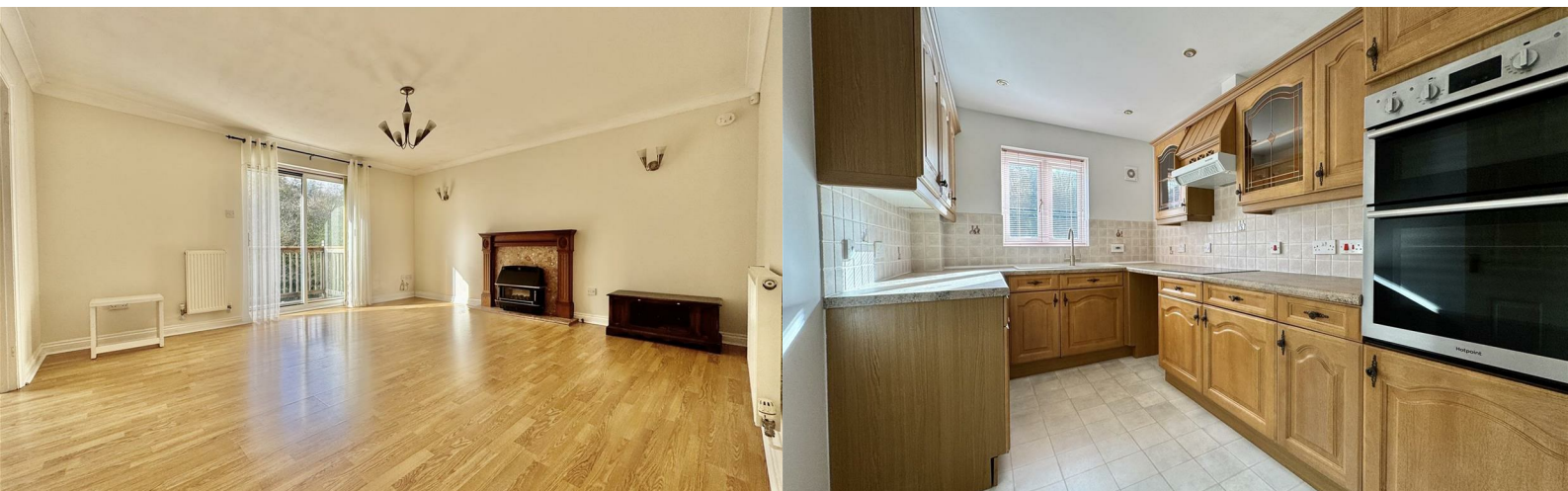




4 William Evans Close

Tamerton Foliot, Plymouth, PL6 6SD

Offers Over £450,000



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WILLIAM EVANS CLOSE, TAMERTON FOLIOT, PL6 6SD

LOCATION

Found in this prime, established, residential area of Tamerton Foliot with a variety of local services & amenities, local schools, pubs & a post office nearby. The position is convenient for access to Derriford Hospital, into the city, Dartmoor & nearby routes in other directions.

ACCOMMODATION

Entrance via a front door with obscured glazed leaded light panel with obscured glazed panels on either side open into the entrance hall.

ENTRANCE HALL

12'6" x 6'1" (3.82m x 1.86m)

Doors lead off through to two of the bedrooms, cloakroom, kitchen & the lounge. There is a door to a shelved storage cupboard. Staircase leading down to the lower ground floor.

CLOAKROOM

5'8" x 3'2" (1.74m x 0.98m)

Matching suite of close coupled wc & pedestal wash hand basin. Tiled floor. Part-tiled walls. Obscured uPVC double-glazed window to the front.

STUDY/BEDROOM FOUR

8'11 x 7'9 (2.72m x 2.36m)

Access hatch to boarded roof void. uPVC double-glazed window to the front. Wood effect laminate flooring.

KITCHEN

11'3" x 7'5" (3.45m x 2.28m)

Matching base & wall mounted units to include fitted twin Hotpoint oven. Spaced for a washing machine & upright fridge/freezer. Roll edge laminate work surfaces have inset 4 ring ceramic hob with filter hood over. 1.5 bowl sink unit with

mixer tap. Tiled splash-back. Ceiling spotlights. Extractor fan. Tiled effect vinyl flooring. uPVC double-glazed window to the side.

LOUNGE

15'8" x 13'11" (4.79m x 4.25m)

Feature fireplace with wood mantle & surround. Marble inset & marble hearth with glass fronted gas fire. Laminate wood flooring. uPVC double-glazed sliding patio door which opens onto a decked terrace. Square arch opens into the dining room.

SQUARE ARCH

DINING ROOM

11'3" x 9'8" (3.45m x 2.97m)

Laminate wood flooring. Further uPVC double-glazed door opens onto the decked terrace.

BEDROOM THREE

14'4" x 9'4" (4.38m x 2.87m)

uPVC double-glazed window to the front. Wood effect laminate flooring.

LOWER GROUND FLOOR

Doors leading to the bedrooms, bathroom, utility & further double-glazed door which leads out to the rear garden.

BEDROOM ONE

12'4" x 11'8" (3.76m x 3.58m)

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

DRESSING AREA

6'4" x 4'5" maximum (1.94m x 1.36m maximum)

This does include wardrobes with shelving & hanging rail running along one wall. Ceiling spotlights. Door into en-suite.

EN-SUITE

6'3" x 4'5" (1.93m x 1.37m)

Matching suite of fitted shower cubical, close coupled wc & pedestal wash hand basin. Tiled floor. Part-tiled walls. Extractor fan. Wall mounted light with shaver point. Obscured uPVC double-glazed window to the side.

BEDROOM TWO

11'1" x 10'5" (3.4m x 3.18m)

uPVC double-glazed window to the rear.

BATHROOM

7'7" x 6'4" (2.32m x 1.95m)

Matching suite of panelled bath with mixer shower attachment, close coupled wc & pedestal wash hand basin. Part-tiled walls. Tiled floor. Obscured uPVC double-glazed window to the side. Wall mounted light with shaver point. Extractor fan.

UTILITY

7'3" x 4'4" (2.23m x 1.34m)

Matching base & wall mounted units. Roll edge laminate work surface with inset circular sink unit with mixer tap. Tiled floor. Tiled splash-back.

OUTSIDE

The property is approached via a curved tarmac driveway which allows off-road parking for 3 vehicles to the fore of the garage. Front garden. Dry style wall to the front with a hedge. Steps lead down to the front door bordered on one side by a section of stone chippings with inset mature palm tree. Further steps run down alongside the property to a wooden gate giving access to the rear garden.

GARAGE

18'10" x 18'1" (5.76m x 5.52m)

Double garage with twin doors. Light & power available.

GARDEN

To the rear an enclosed garden with a large decked seating area which overlooks a section of lawn. A paved path to one side of the property. Outside tap. A section of stone chippings along two sides of the lawn. Wooden access gate opens out to the woods to the rear of the property.

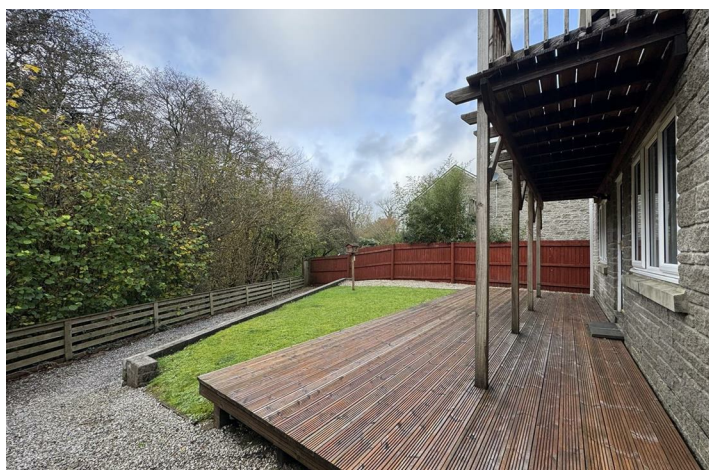
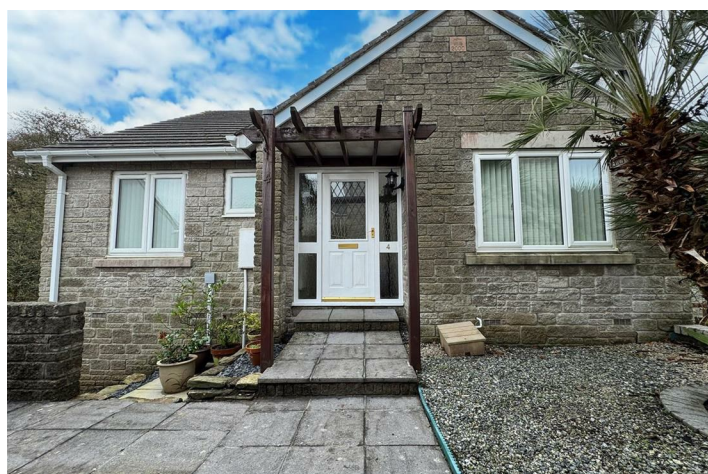
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

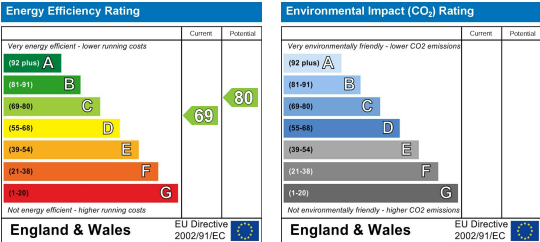


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Viewing

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



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