



Connells

Cunningham Road
Tamerton Foliot Plymouth

Cunningham Road Tamerton Foliot Plymouth PL5 4PX

for sale offers in excess of
£220,000



Property Description

Conveniently located close to amenities, schools, and transport links, this property offers the best of both worlds – a peaceful oasis within reach of everything you need. As you approach the property, you are greeted by a spacious driveway, providing convenient parking and adding a touch of practicality to your daily life. Step inside this inviting family home, and you will be immediately struck by the contemporary design and thoughtful layout. The heart of the home is the spacious living area, where natural light floods in through large Bi-fold doors, creating a bright and airy atmosphere for relaxation and quality family time. The well-appointed kitchen benefits from a range of integrated appliances. The master bedroom is a luxurious retreat, complete with a private ensuite bathroom. Two additional bedrooms provide comfortable accommodation for family members or guest. Outside, the property boasts a well-maintained garden, perfect for outdoor gatherings, playtime with children, or simply basking in the tranquility of the surroundings. The quiet location enhances the sense of peace and privacy, making this home an ideal retreat from the hustle and bustle of everyday life. Having only been built 8 years, the property is still under a NHBC warranty.

Entrance Hall

Stairs rising to the first floor. Radiator. Doors to the lounge, w.c. and opening through to the kitchen.

W.C.

Low level w.c. and a wash hand basin. Extractor fan. Wall mounted radiator. Obscured double glazed window to the front elevation.

Lounge

16' 10" max x 14' 7" max (5.13m max x 4.45m max)

Spacious and bright lounge with double glazed Bi-fold doors opening out on to the garden. Television and telephone points. Storage cupboard. Radiator. Double glazed window to the side elevation.

Kitchen

12' 2" x 7' 4" (3.71m x 2.24m)

Modern fitted kitchen comprising of a range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Integrated appliances including oven with electric hob, extractor hood, fridge freezer, dishwasher and a washer dryer. Double glazed window to the front elevation. Inset spotlights.

Upstairs Landing

Storage cupboard and multiple power points. There is a loft access hatch with ladder and the loft has been boarded for additional storage space.

Bedroom 1

10' 9" max x 9' 8" max (3.28m max x 2.95m)

max)

Double bedroom with two built in storage cupboards. Double glazed window to the front elevation. Radiator. Door to the en-suite.

En-Suite

Corner shower enclosure, wash hand basin and a low level w.c. Obscured double glazed window to the front elevation. Heated towel rail.

Bedroom 2

13' 5" x 7' 3" (4.09m x 2.21m)

Double glazed window to the rear elevation. Radiator.

Bedroom 3

9' 8" x 7' (2.95m x 2.13m)

Double glazed window to the rear elevation. Radiator. Storage cupboard.

Bathroom

Modern fitted suite comprising of bath with shower above, low level w.c. and wash hand basin. Heated towel rail. Obscured double glazed window to the side elevation.

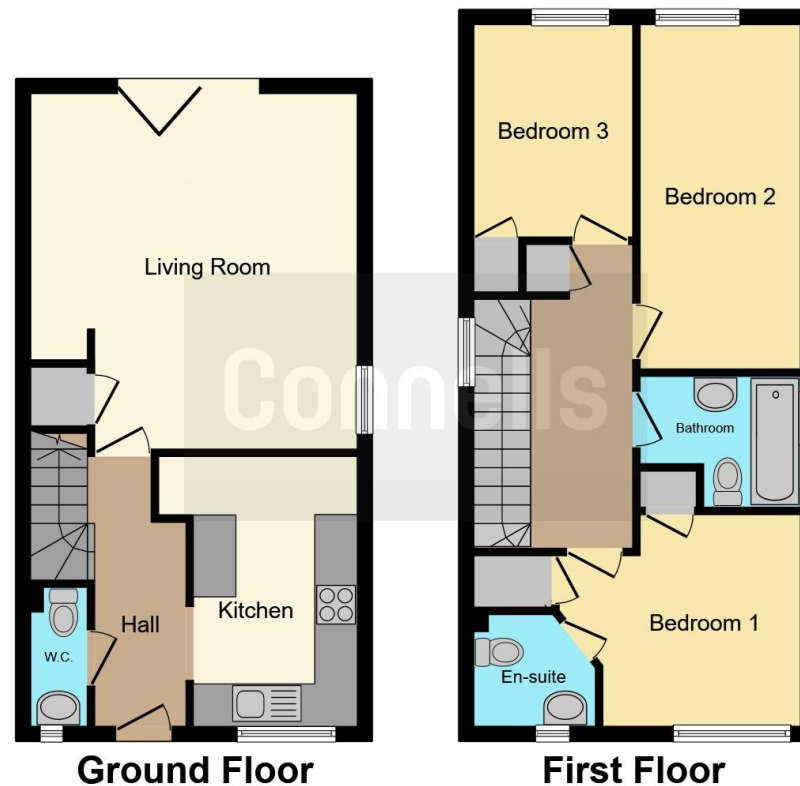
Outside

To the front of the property is a driveway for off road parking. There is also an additional allocated parking space. The rear garden is fully enclosed with a patio seating area leading to a lawned area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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