



**Connells**

Cunningham Road  
Tamerton Foliot Plymouth



# Cunningham Road Tamerton Foliot Plymouth PL5 4PX

for sale offers in excess of  
**£190,000**



## Property Description

Combining space, practicality, and outdoor appeal, this well-presented home is an excellent choice for those seeking comfort and convenience. Inside, the home features a bright and practical layout, complete with a utility space for added convenience and a downstairs toilet. The generous living areas create a welcoming atmosphere, perfect for both relaxation and entertaining. Outside, the enclosed rear garden offers a private and secure space for outdoor enjoyment, whether for gardening, children's play, or summer gatherings.

## Entrance Porch

Door to the utility, w.c. and the main hallway.

## Utility

6' 1" x 3' 2" ( 1.85m x 0.97m )

Wall mounted boiler.

## W.C.

Low level w.c. and a wash hand basin.

## Entrance Hall

Stairs rising to the first floor with storage beneath. Door to an additional storage cupboard.

## Lounge

15' x 17' 2" ( 4.57m x 5.23m )

The lounge features plenty of built in storage. There is a double glazed window to the rear elevation and an obscured double glazed door leading out to the rear garden. Radiator. Large room with space for a dining table and chairs.

## Kitchen

8' 2" x 9' 8" ( 2.49m x 2.95m )

The kitchen comprises of a range of matching wall and base units with worktops above. Integrated oven with a counter top gas hob and a wall mounted extractor hood. Stainless steel sink and drainer with mixer tap. Plumbing and space for a washing machine. Double glazed window to the front elevation. Radiator.

## Upstairs Landing

### Bedroom 1

13' 3" x 8' 7" ( 4.04m x 2.62m )

Double glazed window to the front elevation. Built in storage. Radiator.

### Bedroom 2

13' 4" x 8' 1" ( 4.06m x 2.46m )

Double glazed window to the rear elevation. Built in storage. Radiator.

### Bedroom 3

8' 4" x 6' 5" ( 2.54m x 1.96m )

Double glazed window to the rear elevation. Radiator.

## Bathroom

Panel bath with shower above, low level w.c. and a pedestal sink. Radiator. Obscured double glazed windows to the front elevation.

## Outside

The rear garden is fully enclosed. There is a paved seating area with steps leading to a shed at the bottom of the garden.

The property benefits from a garage and an allocated parking space.













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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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