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Opening Hours

Monday - Friday
9.15am—5.30pm

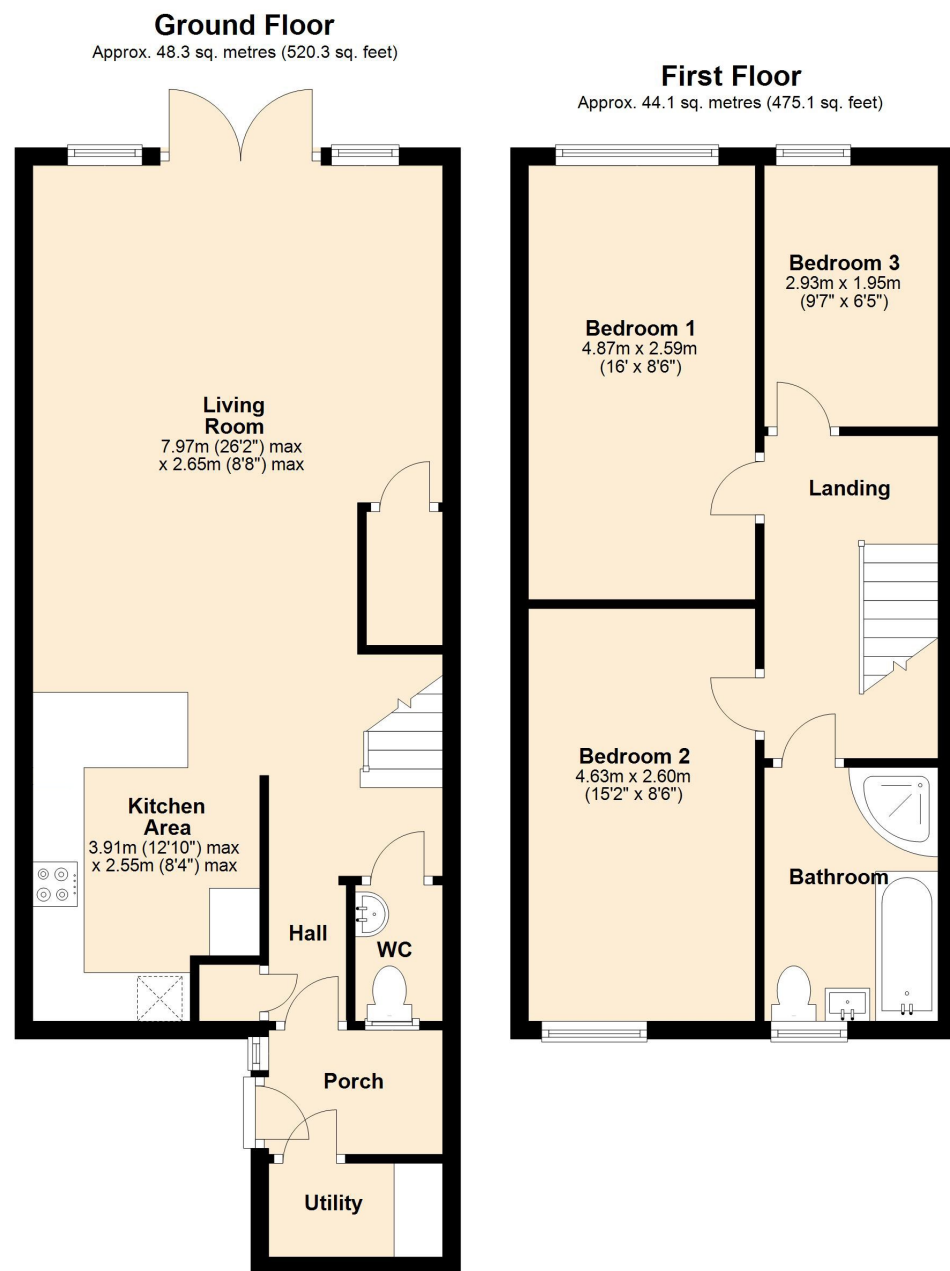
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

25/C/24 5412



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PLYMOUTH HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



31 Cunningham Road, Tamerton Foliot, Plymouth, PL5 4PS

- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING ROOM
- MODERN KITCHEN
- THREE BEDROOMS
- DOWNSTAIRS WC
- GOOD SIZED GARDEN
- SINGLE GARAGE

We feel you may buy this property because...
'Of the spacious, well presented accommodation and good sized rear garden.'

**Offers In Excess Of
£200,000**

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking and Garage
In Block

Outside Space

Rear Garden

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,642.33

Single Person: £1,231.75

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///bolt.itself.third

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This deceptively spacious home has been presented to a high standard throughout and enjoys a good size garden to the rear. Internally the accommodation offers porch, utility, a lovely open plan living area incorporating the lounge, dining and kitchen areas, a downstairs wc, three good sized bedrooms and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a single garage and access to communal garden/play areas throughout the estate. Plymouth Homes advise an early viewing to appreciate this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed entrance door opening into the porch.

PORCH

With obscure double-glazed window to the side, doors to the hall and utility.

UTILITY

1.95m (6'5") x 1.05m (3'5")

Worktop with spaces for washing machine and tumble dryer above and below, wall mounted boiler serving the heating system and domestic hot water.

HALL

Open plan to the living room.

LIVING ROOM

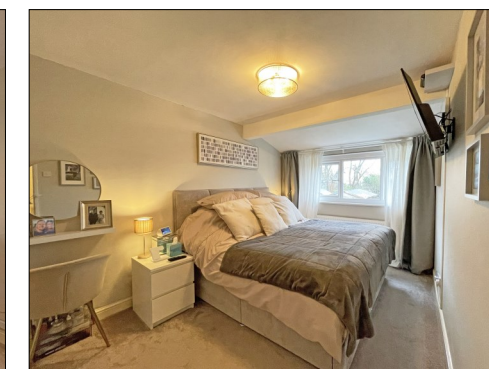
7.97m (26'2") max x 2.65m (8'8") max

A lovely open plan reception space incorporating the lounge, dining and kitchen area. The main living area has two double glazed windows either side of uPVC glazed double doors which open to the rear garden. There are two radiators, recessed ceiling spotlights, stairs rising to the first-floor landing with a useful understairs storage cupboard, second built in storage cupboard, door to the downstairs wc, open plan into the kitchen area.

KITCHEN AREA

3.91m (12'10") max x 2.55m (8'4") max

Fitted with a modern range of base and eye level units with worktop space above, attached breakfast bar, sink unit with draining board, integrated dishwasher, fitted electric oven and hob with wall mounted cooker hood above, space form American style fridge freezer, recessed ceiling spotlights.



DOWNSTAIRS WC

Fitted with a two-piece suite comprising, wall mounted wash hand basin, low-level WC, wall mounted cabinet, coving to ceiling.

FIRST FLOOR

LANDING

With access to the loft space with lighting and power supply.

BEDROOM 1

4.87m (16') x 2.59m (8'6")

A good-sized double bedroom with double glazed window to the rear, radiator.

BEDROOM 2

4.63m (15'2") x 2.60m (8'6")

A second double bedroom with double glazed window to the front, radiator.

BEDROOM 3

2.93m (9'7") x 1.95m (6'5")

A good-sized single bedroom with double glazed window to the rear, radiator.

BATHROOM

2.85m (9'4") x 1.95m (6'5")

Fitted with a four-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, shower cubicle with fitted rainfall shower above and separate hand shower attachment, low-level WC, radiator/towel rail, extractor fan, obscure double-glazed window to the front, recessed ceiling spotlights.

OUTSIDE:

FRONT

To the front there is a gravelled garden area with a gate and pathway to the main entrance and an external meter cupboard.

REAR

The rear opens to a good size, enclosed garden measuring **17.37m (57'1") x 4.64m (15'3")**. The majority of the garden is laid to lawn with a paved seating area adjoining the property.

COMMUNAL GARDENS

Surrounding the estate, there a number of communal resident's garden and play areas.

GARAGE

The property benefits from a single garage with power, located within a nearby block. There are also a number of visitors spaces within the estate, including the four in front of the property, these are on a first come, first served basis.

AGENT'S NOTE

The property is subject to an estate charge of £175 per year which helps towards the upkeep of the communal areas.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

