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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

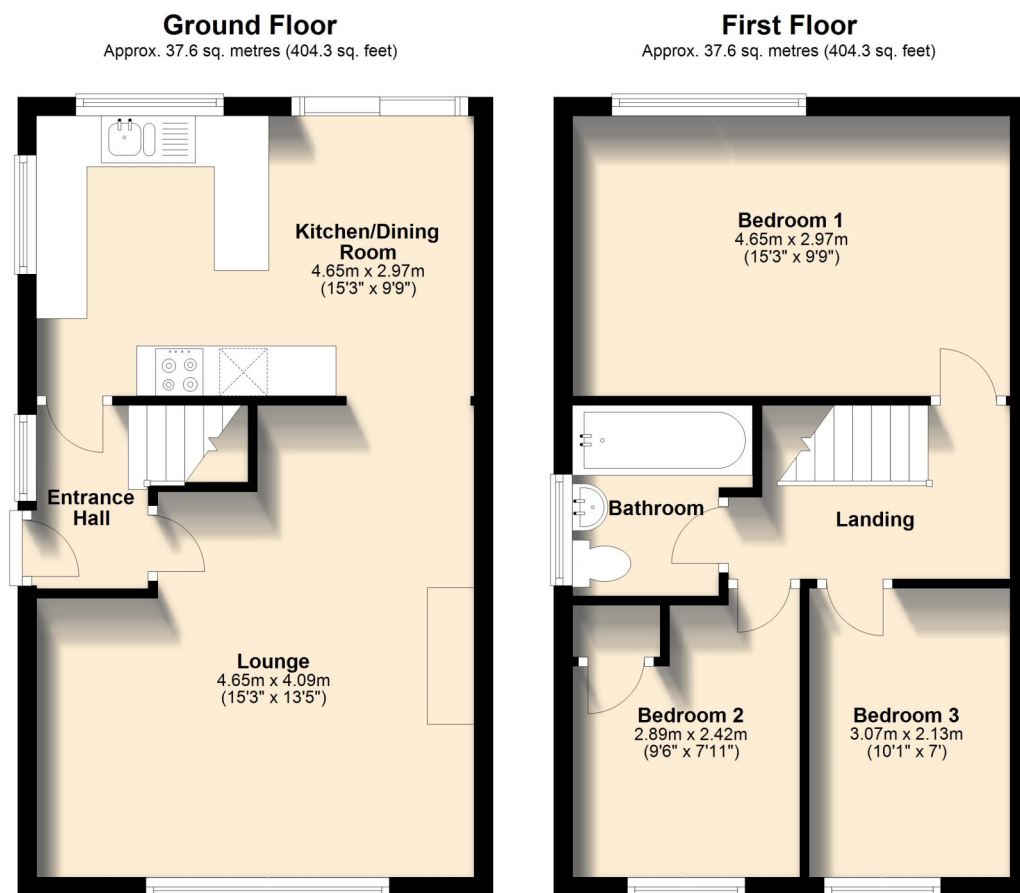
(Central Plymouth Office Only)

Our Property Reference:

15/G/24 5500



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**4 Gresham Close, Tamerton Foliot,
Plymouth, PL5 4QD**

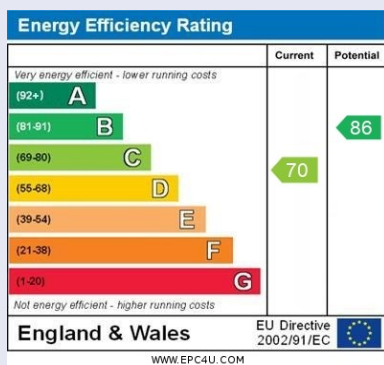
- POPULAR CUL-DE-SAC
- THREE BEDROOMS
- TWO RECEPTIONS
- FRONT & REAR GARDENS
- REAR VIEWS
- NO ONWARD CHAIN

*We feel you may buy this property because...
'Of the lovely location and potential on offer.'*

£250,000

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.



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Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway

Outside Space

Spacious Rear Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,000

Second Home or Investment

Property: £7,500

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

What3words Location

///music.dinner.pile

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 80Mbps

Upload Speed: 20Mbps

Introducing...

This semi-detached home is located within a sought-after cul-de-sac within Tamerton Foliot and enjoys views from the first-floor rear towards countryside. Internally the property requires a degree of modernisation and comprises entrance hall, separate lounge, kitchen/dining room, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage and front and rear gardens. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this perfect family home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

With obscure double-glazed window to the side, stairs rising to the first floor landing, doors opening into the lounge and kitchen/dining room, radiator.

LOUNGE**4.65m (15'3") x 4.09m (13'5")**

A lovely sized reception space with double glazed window to the front, wall mounted gas fire, radiator, under-stairs storage cupboard, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM**4.65m (15'3") x 2.97m (9'9")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated slimline dishwasher, space for integrated washing machine, fitted electric double oven and four ring gas hob, double glazed windows to the side and rear, radiator, double glazed patio door opening onto the garden.

**FIRST FLOOR****LANDING**

With access to the loft space.

BEDROOM 1**4.65m (15'3") x 2.97m (9'9")**

A good-sized double bedroom with double glazed window to the rear enjoying panoramic views towards countryside, radiator.

BEDROOM 2**2.89m (9'6") x 2.42m (7'11")**

With double glazed window to the front, cupboard housing the wall mounted boiler and the hot water tank, radiator.

BEDROOM 3**3.07m (10'1") x 2.13m (7')**

With double glazed window to the front.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the side, radiator.

**OUTSIDE:****FRONT**

The property occupies a good-sized plot, approached from the front via a private driveway measuring **23.26m (76'3")** and leading to a lawned front garden, the main side entrance and onto a gate to the garden and the garage.

REAR

At the rear is an enclosed and private garden area, mostly laid to lawn with hedged and fenced borders.

GARAGE

Measuring **2.76m (9') x 5.94m (19'6")** with up and over garage door to the driveway, window to the side and lighting.