



7 Horsham Lane

Tamerton Foliot, Plymouth, PL5 4NP

£210,000



A well-presented modern c1970s mid-terraced house arranged over 2-storeys. The property benefits from double-glazing & gas central heating. The accommodation comprises a hall with storage, fitted integrated kitchen, generous-sized lounge, dining room/conservatory, useful utility cupboard and store, 2 double bedrooms and bathroom/wc. Externally there is a front garden and a good-sized south-westerly facing enclosed rear garden. No onward chain.



HORSHAM LANE, TAMERTON FOLIOT, PL5 4NP

LOCATION

Found in this popular established residential area of Tamerton Foliot, with a good variety of local services and amenities to hand. There is convenient access into the city and close by connection to major routes in other directions.

ACCOMMODATION

HALL 11' x 5'10 (3.35m x 1.78m)

Staircase rising to the first floor. Useful deep under-stairs storage area.

KITCHEN 10'7 x 8'8 (3.23m x 2.64m)

A front-set kitchen with a good range of cupboard and drawer storage. Stainless-steel sink with mixer tap. Integrated appliances including a Hotpoint 4-ring induction hob, a Bosch dual oven/grill, upright fridge/freezer and washing machine. Space for dishwasher. A wide archway openly connecting to the generous-sized lounge.

LOUNGE 14'11 x 12'4 (4.55m x 3.76m)

Fitted display/storage units to either side of the chimney breast. Door and wide window opening to a good-sized dining room/conservatory.

DINING ROOM/CONSERVATORY 15'2 x 9' max (4.62m x 2.74m max)

Glazed roof with an opening window. 3 windows. Door opening to the rear garden. Access to a useful utility cupboard.

UTILITY CUPBOARD 3'7 x 2'11 (1.09m x 0.89m)

Space for a tumble dryer. Shelving.

STORE CUPBOARD 5'8 x 2'11 (1.73m x 0.89m)

FIRST FLOOR LANDING 7'10 x 5'11 (2.39m x 1.80m)

Providing access to the 2 double bedrooms and bathroom.

BEDROOM ONE 14'11 x 9'5 (4.55m x 2.87m)

Situated to the rear with 2 windows providing long views. Fitted wardrobe/cupboard unit.

BEDROOM TWO 13'9 x 8'8 (4.19m x 2.64m)

Situated to the front. Cupboard housing the Glow-worm 30cx Flexicom gas-fired boiler which services the central heating and domestic hot water.

BATHROOM 5'10 x 5'6 (1.78m x 1.68m)

Comprising a bath with a Triton Enrich electrically heated shower over, wc and wash hand basin.

OUTSIDE

To the front there is a small mature garden. To the rear, there is a good-sized south-westerly facing enclosed rear garden. A gate opens to a rear service pathway.

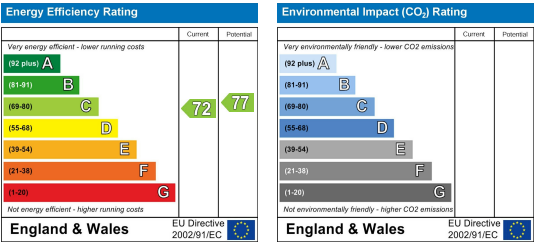
Area Map



Floor Plans



Energy Efficiency Graph



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