



## 1 Harvest Close

Tamerton Foliot, Plymouth, PL5 4EG

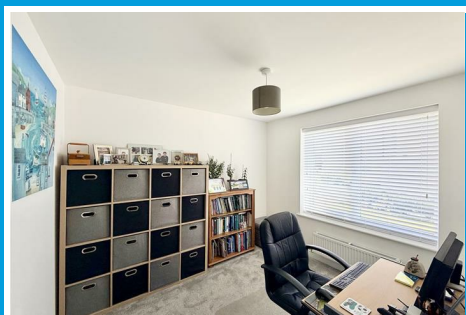
£475,000



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## HARVEST CLOSE, TAMERTON FOLIOT, PLYMOUTH, PL5 4EG

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panels which opens into the entrance hall.

### ENTRANCE HALL

15'7" x 6'3" (4.77m x 1.92m)

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors leading to the kitchen, family room, utility/wc & meter cupboard.

### FAMILY ROOM

9'10" x 8'8" (3.02m x 2.66m)

uPVC double-glazed window to the front. Currently being used as a study. Fitted blinds.

### UTILITY/WC

8'9" x 5'4" (2.67m x 1.65m)

Close coupled wc. Wash hand basin inset into roll edge laminate work surface with matching up-stand. Storage cupboards below. Position for an integrated washing machine. Grey wood effect vinyl flooring.

### SITTING ROOM

15'5" x 12'9" (4.71m x 3.89m)

uPVC double-glazed French doors with uPVC double-glazed windows on either side opening to the rear garden. Door leading into the dining room.

### DINING ROOM

12'9" x 10'7" (3.9m x 3.25m)

Ample space for a dining table. uPVC double-glazed French doors with windows on either side opening out to the rear garden onto a patio. Twin wooden doors open into the kitchen.

### KITCHEN

15'7" x 10'11" (4.77m x 3.33m)

Attractive matching base & wall mounted units to include a twin oven, fridge/freezer & dishwasher. Roll edge laminate work surface has inset 5 ring Zanussi hob with filter hood over. Wall mounted Ideal Logic combination boiler concealed in a cupboard. A 1.5 bowl sink unit with mixer tap. Matching up-stands to the work surfaces. uPVC double-glazed window to the side & to the front. Fitted blinds. Grey wood effect vinyl flooring. Dual aspect.

### HALF LANDING

L-shaped landing with doors leading to the bedrooms, bathroom & cupboard which houses the hot water pressured cylinder. Access hatch to roof void.

### BEDROOM ONE

16'2" x 11'10" maximum (4.93m x 3.61m maximum)

uPVC double-glazed windows to the front with fitted blinds. Door opens to the en-suite.

### EN-SUITE

6'9" x 4'9" (2.06m x 1.47m )

Matching suite of twin shower cubical with dual shower heads both rainfall & handheld, close coupled wc & pedestal wash hand basin. Chrome heated towel rail. Obscured uPVC double-glazed window to the front.

### BEDROOM TWO

13'2" x 10'11" (4.03m x 3.35m)

Dual aspect room with uPVC double-glazed windows to the front & side, both with fitted blinds.

### BEDROOM THREE

15'5" narrowing to 9'1" x 10'11" narrowing to 7'4"  
(4.7m narrowing to 2.79m x 3.35m narrowing to 2.24m)

Good-sized recess that will fit a fitted wardrobe. uPVC double-glazed window to the rear overlooking the garden with fitted blinds.

### BEDROOM FOUR

12'5" x 8'3" (3.81m x 2.53m)

uPVC double-glazed window to the rear overlooking the rear garden with fitted blinds.

### BATHROOM

9'1" narrowing to 6'3" x 6'7" narrowing to 3'3"  
(2.79m narrowing to 1.91m x 2.02m narrowing to 1m)

Matching suite of panelled bath with fitted shower over, pedestal wash hand basin & close coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear. Grey wood effect vinyl flooring.

### OUTSIDE

The property is approached via a paved path which leads to the front door. This is bordered by two sections

of lawn with hedge borders to the front. Parking for up to 4 vehicles on the driveway to the fore of the double garage. Electric car charging point.

### DOUBLE GARAGE

19'8" x 21'1" (6m x 6.45m )

Up & over door. Light & power available.

### GARDEN

To the rear an enclosed garden which sits on a corner plot with large paved patio to the rear of the property. A wooden gate gives access around to the front of the property. Access for taking bins in and out. The main garden is laid to lawn with flower & shrub border running along to the rear boundary. Boundaries are wood panel fencing. A couple of steps lead up to a composite decked seating area which provides a lovely vantage point over the garden & a nice space to enjoy entertaining family & friends.

### COUNCIL TAX

South Hams

Council Tax Band: E

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map

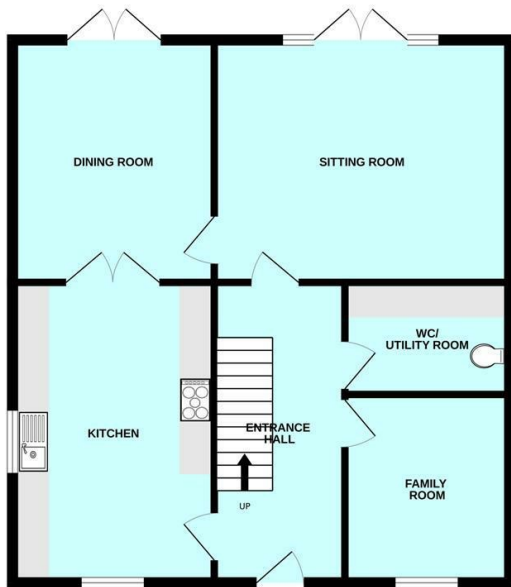


## Terrain Map

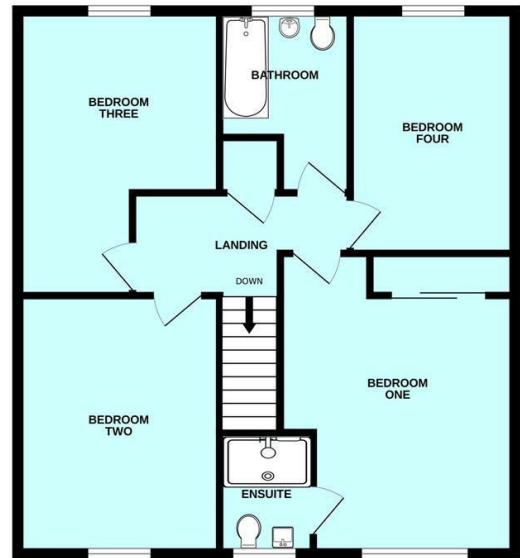


## Floor Plan

GROUND FLOOR



1ST FLOOR

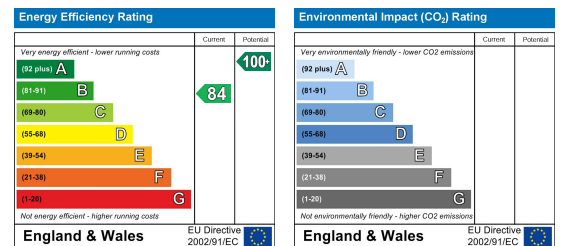


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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