

**LAWSON**  
Estate Agency...Only Better



**Fraser Road, Tamerton Foliot, Plymouth, PL5 4PJ**

**Plymouth**

**£240,000**

Lawson are delighted to market this beautifully appointed end-terrace family home in Tamerton Foliot. The property has been sympathetically renovated in recent years by the current owners and benefits from modern, well-presented accommodation comprising; a PVCu double-glazed front door leading into the entrance hall with wood-effect flooring, a window to the front elevation, and a carpeted staircase rising to the first-floor landing. A wooden door opens into the lounge/dining room, a spacious and versatile room with windows to both the front and rear elevations, a doorway providing access to the rear garden, inset spotlights and a media wall housing a living flame electric fire with space for a television.

The kitchen is fitted with a matching range of base-level storage cupboards with post-formed roll-top work surfaces, integrated Neff electric cooker, four-burner hob, and filter canopy, one-and-a-half bowl stainless steel sink unit with mixer tap, a window overlooking the rear garden, plumbing for a washing machine and dishwasher, space for a tumble dryer, a large understairs storage cupboard, and wood-effect flooring. The space opens through to the rear hall, which has a doorway to both the front and rear elevation and access to the cloakroom. The cloakroom is fitted with a low-level WC and pedestal wash hand basin, and a window.

From the main hallway, stairs ascend to the first-floor landing, which provides access to the loft.

Bedroom one is a very spacious double room with fitted wardrobes and a window to the front elevation. Bedroom two is a further good-sized double room with fitted wardrobes and a window to the rear elevation. Bedroom three is a large single room with a window to the front elevation.

The wet room has been refitted with fully tiled walls and flooring, an oversized shower area with drencher head, underfloor heating, a pedestal wash hand basin, a chrome heated towel rail, an extractor fan, and a window to the rear elevation. There is also a separate upstairs WC fitted with a pedestal wash hand basin with storage beneath, mixer tap, low-level WC, tiled splashbacks, tiled flooring, and a window to the rear elevation.

Externally, to the front of the property, there is parking for one vehicle and a small lawned area. A particular feature of the property is its large, fully fenced and enclosed south-east facing rear garden, which benefits from two generous flagged patio areas and outside lighting.

The property also benefits from PVCu double glazing, fascias, soffits, and downpipes, and gas fired central heating via a wall-mounted combination boiler.

There is an estate management charge of £220 per annum.



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## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

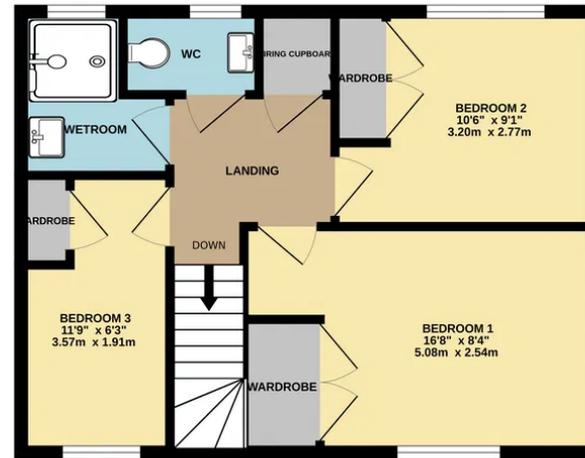
## BUYERS INFORMATION

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GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Lawson Property

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