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155 Cunningham Road, Tamerton Foilot, Plymouth, PL5 4PX

Plymouth

£200,000

A two bedroom mid-terrace property overlooking the small green to the front, situated in a popular residential location offering easy access to local amenities. The living accommodation, which is beautifully presented throughout in tasteful neutral colours, is arranged over two levels and comprises an entrance porch/utility leading to an entrance hall, lounge/diner, and a modern fitted kitchen on the ground floor.

On the first floor, the landing leads to a modern family bathroom and two double bedrooms, both of which have built-in wardrobes.

Externally, there are low-maintenance front and rear gardens, along with two allocated parking spaces directly to the rear of the property.

The property also benefits from PVCu double glazing, gas central heating, and the added benefit of a new roof installed in 2023. An internal viewing is highly recommended to truly appreciate this lovely family home.

There is an estate management charge of approximately £200 per annum.

TAMERTON FOLIOT

Tamerton Foliot is a charming village located within the city of Plymouth, set in a beautiful conservation area surrounded by countryside. Positioned approximately five miles north-west of the city centre, it offers a peaceful setting while remaining well connected.

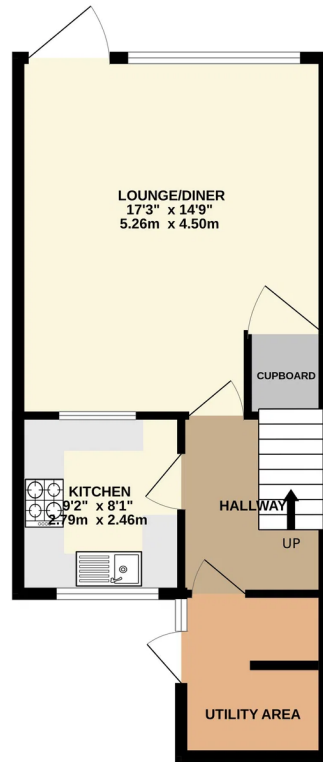
The village benefits from regular bus services, providing easy access to the city, and is within close proximity to Derriford Hospital. The A38 is also within easy reach, while Dartmoor National Park lies approximately three miles to the north.

Popular with those who enjoy the outdoors, the area offers scenic walks along Tamerton Creek and through nearby Cann and Whitleigh Woods. The village itself has a strong community feel, with local amenities including shops, pubs, and a post office, along with the well-regarded Mary Dean's Church of England Primary School.

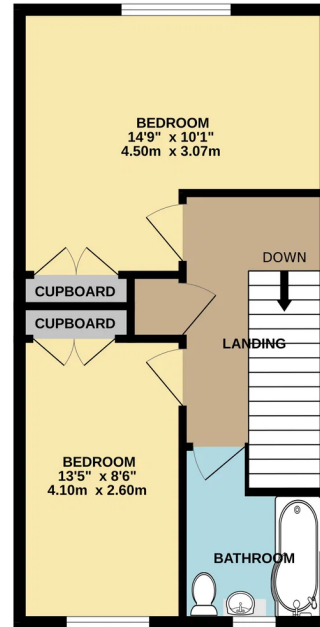
With its blend of village charm, community spirit, and excellent access to both city and countryside, Tamerton Foliot is a highly desirable place to live.



GROUND FLOOR



1ST FLOOR



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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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	



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