



17 Holly Park Close

Tamerton Foliot, Plymouth, PL5 4JY

£325,000



Wimpey Quality Homes built 3-bedroom semi-detached property located at the end of a cul-de-sac in a popular desirable location. The accommodation briefly comprises a hallway, good-sized lounge, spacious modern fitted kitchen/dining room with integrated appliances, 3 bedrooms & bathroom. Externally there are gardens to the front & rear, with a garage & an outside wc. The property benefits from double-glazing & central heating.



HOLLY PARK CLOSE, TAMERTON FOLIOT, PL5 4JY

SUMMARY

Semi-detached house built 1986 by Wimpey Quality Homes of timber-framed construction. Owned from new, maintained & looked after over the years. Extensively upgraded and improved 9 years ago with re-plastered ceilings, new skirting boards, door architraves, decoration & floor coverings, new kitchen fittings, integrated appliances & a new bathroom. Vaillant gas-fired boiler servicing the central heating & domestic hot water, annually serviced.

Excellent parking facilities on the long drive, which gives access to a generous-sized garage set to the side with outside wc. To the rear, there is a beautiful landscaped enclosed garden with a wide & deep patio, established shrub border & a long lawn which enjoys day long sunshine with new fencing to 2 sides & a new garden shed.

LOCATION

Found at the end of the cul-de-sac of Holly Park Close in this desirable & sought-after location. With an outlook across the Creek towards woodland & farmland, looking in a westerly direction down Tamerton Creek towards the River Tamar estuary in the distance.

With a good variety of local services & amenities found close by including those lying within walking distance in Tamerton Foliot village where there is a choice of 3 pubs, church, various shops & bus services nearby.

Convenient access into the city & close-by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR HALLWAY 6'2 x 4'4 (1.88m x 1.32m)

Staircase rising to the first floor. Under-stairs cupboard accessed from the lounge.

LOUNGE 13'2 x 12'6 (4.01m x 3.81m)

A generous-sized lounge with windows to the front elevation enjoying an open outlook. A wide archway openly connecting to the kitchen/dining room.

KITCHEN/DINING ROOM 15'7 x 10'11 (4.75m x 3.33m)

A modern fitted integrated kitchen/dining room with a window & sliding patio door overlooking & opening to the landscaped rear garden. Quality-fitted kitchen with Lamona integrated appliances including dishwasher, washing machine, 4-ring electric hob with an extractor hood over & an electric oven under, separate fridge & freezer. Larder.

FIRST FLOOR LANDING

Window to the side elevation. Airing cupboard housing the Vaillant gas-fired boiler, which services the central heating & domestic hot water.

MASTER BEDROOM 12'10 max x 9' (3.91m max x 2.74m)

Windows to the front elevation. Built-in wardrobe.

BEDROOM TWO 9'4 x 9' (2.84m x 2.74m)

To the rear, with a window overlooking the garden. Built-in wardrobe.

BEDROOM THREE 9'7 max x 6'5 (2.92m max x 1.96m)

Window to front elevation. Over-stairs storage cupboard.

BATHROOM 6'3 x 6'1 (1.91m x 1.85m)

A well-appointed bathroom with modern fittings including a bath, Mira Vie electrically-heated shower over, wc & wash hand basin.

OUTSIDE

Excellent private parking on the drive with space for various vehicles. A long front garden & access to the garage, set to the side. To the rear of the property is a beautiful long enclosed landscaped garden with a wide paved patio, border containing a wide variety of well-established bushes, shrubs & a long lawned garden beyond. New fencing on 2 sides & a new garden shed.

GARAGE 20'2 max x 9'6 (6.15m max x 2.90m)

A generous-sized garage with an outside wc.

OUTSIDE WC 4'6 x 3'6 (1.37m x 1.07m)

Fitted with a wc & wash hand basin.

Area Map

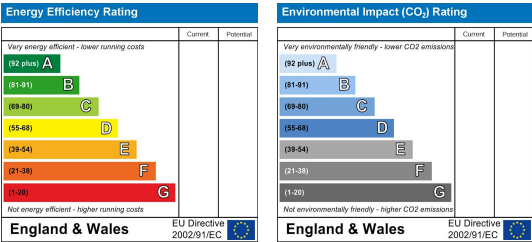


Floor Plans



Made with Memento 0206

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.