



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

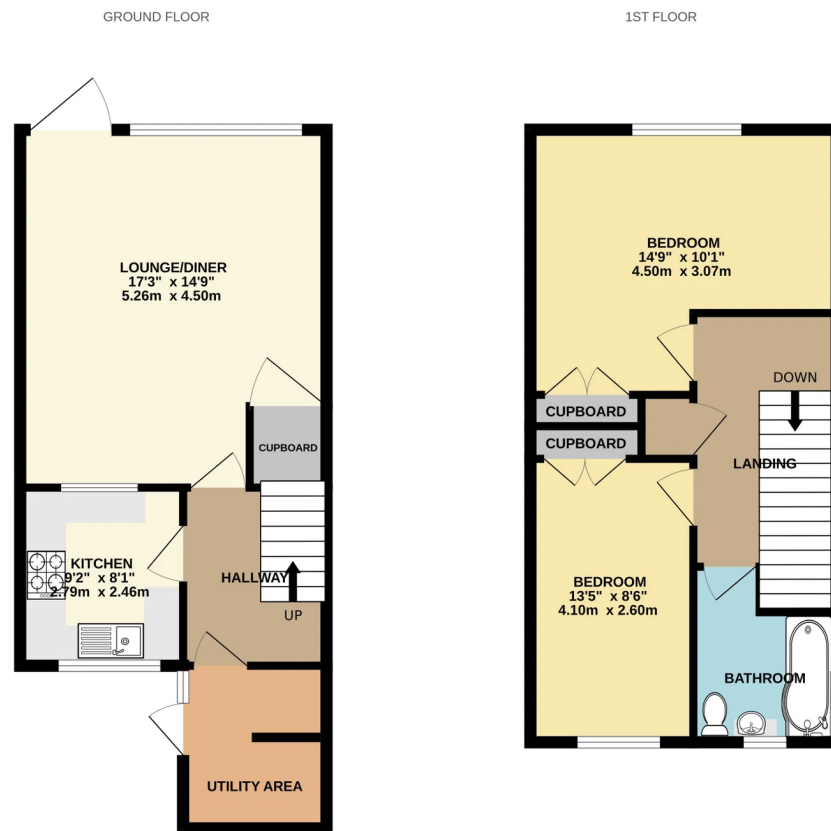
Tamerton Foliot is a charming village located within the city of Plymouth, set in a beautiful conservation area surrounded by countryside. Positioned approximately five miles north-west of the city centre, it offers a peaceful setting while remaining well connected.

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.





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.

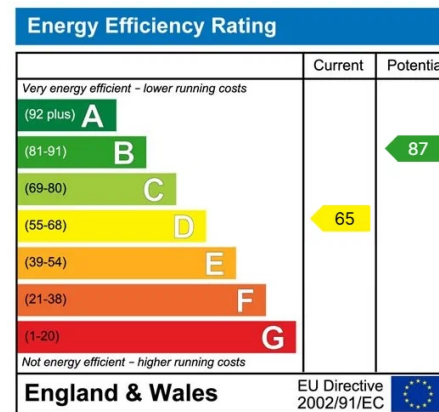
FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2020





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

LAWSON
Estate Agency...Only Better