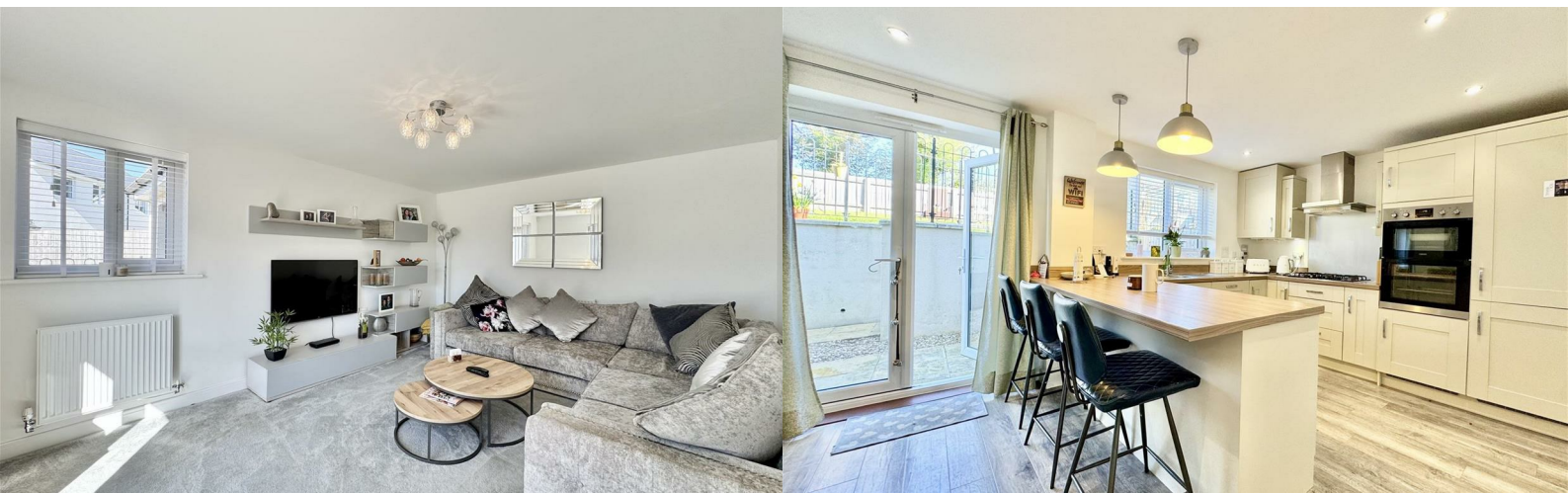




41 Saddlers Way

Tamerton Foliot, Plymouth, PL5 4EH

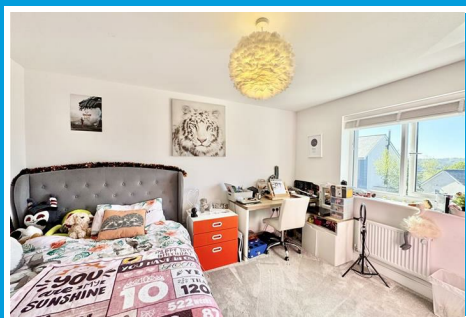
Guide Price £525,000



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SADDLERS WAY, TAMERTON FOLIOT, PLYMOUTH, PL5 4EH

GUIDE PRICE £525,000 - £550,000

LOCATION

Located on the northern edge fringe of Tamerton Foliot found on the outskirts of Plymouth. The village providing for a good variety of local services & amenities including a popular primary school, various village stores, public houses, parish church & bus services run into the city. There are various enjoyable woodland & water creekside walks nearby found on the tidal estuary.

SUMMARY

A most spacious modern built detached home built circa 4 years ago. Arranged over 3 storeys & offering flexibility of layout & usage. Finished to a high quality energy efficient specification. Wide central hall, downstairs wc, generous-sized lounge, separate snug/study, 29ft fitted kitchen/dining room & useful utility room. There are 6 double bedrooms, the master bedroom & further bedroom both with en-suite shower rooms & a family bathroom/wc. A generous-sized plot with private parking on the drive & single garage to the side. Front garden & low maintenance enclosed rear garden enjoying good privacy.

ACCOMMODATION

A spacious reception hall with staircase rising to the first floor & access to a useful downstairs cloakroom/wc. A generous-sized dual aspect lounge with windows to the front & side. A study/snug with window to the front & across the rear a wide, large fitted kitchen/dining room with window & 2 sets of French doors overlooking & opening out to the rear garden. The kitchen with integrated appliances including Zanussi double oven/grill, fridge/freezer, 5 ring gas hob with illuminated extractor hood over, automatic dishwasher, 1.5 bowl sink unit & Ideal Logic gas fired boiler servicing the

central heating & domestic hot water. A useful utility room off with further work surface, cupboard storage, sink & space for a washing machine.

At first floor level a spacious central landing giving access to all rooms. The generous-sized dual aspect master bedroom with windows to the front & side with an en-suite shower room with shower, wc & wash hand basin. 3 further good-sized double bedrooms & a well appointed family bathroom with bath, wc & wash hand basin. Stairs rise to the second floor.

At the second floor a landing with velux window & access to 2 further generous-sized double bedrooms both with windows to the front & velux windows to the rear. One having a range of quality built in furniture & an en-suite shower room with shower, wc & wash hand basin.

The property stands on a generous-sized plot with good parking facilities on the front drive with space for 2+ vehicles in line & this giving access to the generous-sized garage set to the side. A level front garden. To the rear a low maintenance garden enjoying a good degree of privacy.

GROUND FLOOR

HALL

LOUNGE

16'6 x 11'9 max (5.03m x 3.58m max)

STUDY/SNUG

9'10 x 8'5 (3.00m x 2.57m)

WC

6'3 x 3'3 (1.91m x 0.99m)

KITCHEN/DINING ROOM

28'11 x 10'1 max (8.81m x 3.07m max)

UTILITY ROOM

6'4 x 6'3 (1.93m x 1.91m)

FIRST FLOOR

LANDING

MASTER BEDROOM

13'4 x 11'9 (4.06m x 3.58m)

EN-SUITE SHOWER ROOM

7'2 x 4'7 (2.18m x 1.40m)

BEDROOM TWO

12'5 x 9'11 (3.78m x 3.02m)

BEDROOM THREE

12'11 x 8'7 in part 9'11 max (3.94m x 2.62m in part 3.02m max)

BEDROOM FOUR/STUDY

11'10 x 7'1 in part 12'1 max (3.61m x 2.16m in part 3.68m max)

BATHROOM

7'11 x 6'5 (2.41m x 1.96m)

SECOND FLOOR

LANDING

BEDROOM FIVE

11'10 x 15'5 in part 19'6 max (3.61m x 4.70m in part 5.94m max)

BEDROOM SIX

9'11 x 15'5 max in part 19'6 max (3.02m x 4.70m max in part 5.94m max)

EN-SUITE SHOWER ROOM

6'6 x 6'9 (1.98m x 2.06m)

EXTERNALLY

FRONT GARDEN

REAR GARDEN

DRIVE

GARAGE

19'8 x 10'7 (5.99m x 3.23m)

COUNCIL TAX

South Hams District Council

Council Tax Band: F

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

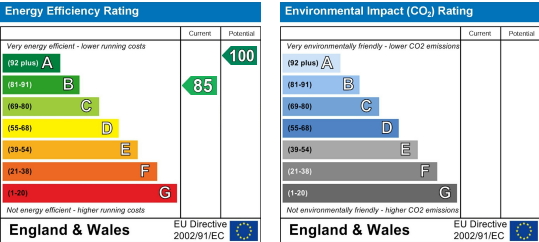


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Viewing

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



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.