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**£300,000 FREEHOLD**

**A spacious and modern three bedroom detached family home, two off-road parking spaces, master bedroom with en-suite and a low-maintenance south-facing rear garden.**

**HIGHFIELD VIEW, TAMERTON FOLIOT, PLYMOUTH**

**EPC - B**



**This beautifully presented three-bedroom detached house is located in the desirable village of Tamerton Foliot, offering an ideal family home with modern living, spacious outside space, ample storage, and off-road parking. Surrounded by scenic countryside and close to the River Tamar, perfect for walking and cycling, with Dartmoor National Park being just a short drive away! Tamerton Village boasts essential amenities such as a primary school, post office, and convenience store, while excellent transport links nearby offer easy access into the City Centre and Derriford Hospital.**

**This fantastic home offers a spacious entrance hallway, a modern kitchen/diner with stunning rural views, and a large lounge with patio doors leading to a sunny, low-maintenance south-facing garden. With three well-sized bedrooms, including a master with en-suite, a family bathroom, and a convenient downstairs cloakroom. The property also benefits from double glazing and central heating for extra comfort.**

#### **COUNCIL TAX BAND – C**

Solid wood door with double glazed frosted panel to;

#### **ENTRANCE HALL**

A spacious entrance hall with stairs to first floor and wooden balustrading with recess area under and large storage cupboard, wood laminate flooring, panelled radiator, further built-in storage cupboard housing the fuse box, doors lead off the entrance hall providing access to all ground floor rooms.

#### **LOUNGE**

**15'4 x 12'7 (4.7m x 3.9m)**

Double panelled radiator, UPVC double glazed French doors providing access to the rear garden.

#### **CLOAKROOM**

Modern white suite comprising low level WC, pedestal basin with tiled surround, panelled radiator, extractor fan, opaque UPVC double glazed window to side elevation.

#### **KITCHEN/DINING ROOM**

**11'1 x 9'8 (3.4m x 3m)**

Well fitted with a range of quality base and eye level storage cupboards with fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, integrated double oven and 4 burner gas hob with extractor canopy over, integrated dishwasher, space for an upright fridge freezer, panelled radiator, eye level storage cupboard housing a wall mounted gas boiler providing hot water and central heating, a dual aspect room with UPVC double glazed windows to front and side elevation. The side elevation enjoys extensive rural views.

#### **FIRST FLOOR**

#### **LANDING**

Access to an insulated loft space, doors lead off the landing providing access to all first floor rooms.

#### **MASTER BEDROOM**

**9'5 plus wardrobe recess x 9'1 (2.9m plus wardrobe recess x 2.8m)**

Panelled radiator, UPVC double glazed window to front elevation, door to;

## **EN-SUITE SHOWER ROOM**

Modern white suite comprising corner glazed and tiled shower cubicle with electric shower, low level WC, pedestal basin with tiled surround, radiator, opaque UPVC double glazed window to front elevation.

## **BEDROOM TWO**

**10'8 x 8'5 (3.3m x 2.6m)**

Panelled radiator, UPVC double glazed window to rear elevation enjoying a southerly aspect across the rear garden and towards open countryside.

## **BEDROOM THREE**

**10'8 plus wardrobe recess x 6'5 (3.3m plus wardrobe recess x 2m)**

Panelled radiator, UPVC double glazed window to rear elevation enjoying a similar aspect.

## **BATHROOM**

White suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low level WC, panelled radiator, part-tiled walls, extractor fan, opaque UPVC double glazed window to side elevation.

## **OUTSIDE**

To the front of the property is a paved area with access along the side of the property and leading to the rear garden. The rear garden is south-facing and fully enclosed with high larch lap fencing offering a good deal of privacy and seclusion. An extended patio and pathway connecting to the side gate, which in turn provides access to the front of the property.

## **ADDITIONAL INFORMATION**

The tenure of the property is freehold. We understand from the seller that Remus Management oversees a yearly service and maintenance charge of £353.35 and the property still holds the remainder of the 10-year NHBC warranty.

## **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

## **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

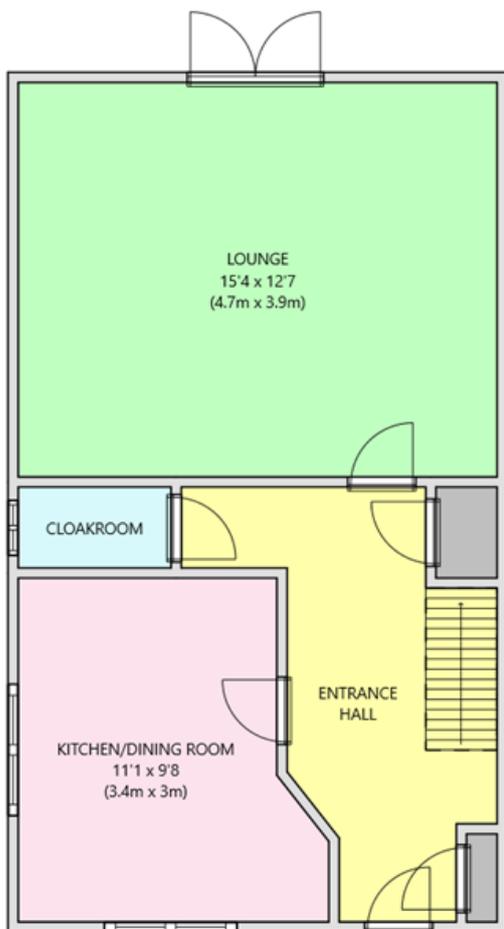
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating.

Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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