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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



1218 SQ.FT



FREEHOLD

SADDLERS WAY  
TAMERTON FOLIOT  
PL5 4EH  
**OFFERS OVER £375,000**

Beautifully presented, four double bedroom family home. Complete with an open plan kitchen/dining room, large lounge, utility room & main en-suite. No onward chain



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Saddlers Way is a quiet cul-de-sac located in the sought after Copleston Heights development in Tamerton Foliot, located to the north west of Plymouth City Centre.

Tamerton Foliot has a range of local amenities, including a bus route into the city centre and to Derriford Hospital, three pubs, local and national traders and a doctor's surgery. Offering easy access onto Dartmoor National Park and into local woodland, Tamerton Foliot is a perfect suburb for a growing family.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

## The Property

This property is the former show home for the Copleston Heights development. You enter the property into the entrance hallway, which has doors leading into the large lounge, open plan kitchen/dining room & the downstairs cloakroom. There are two storage cupboards and stairs leading up to the first floor.

The lounge runs the full length of the property and a large window to the front elevation and French doors to the rear elevation. The French doors open directly out onto the rear garden.

The open plan kitchen/dining room also runs the full length of the property and has a large dining area and fitted kitchen at the rear. There are triple aspect windows to the front, side and rear elevation and an opening leading into the utility room.

The kitchen is superbly equipped and presented, with a wide range of integral appliances and a stone work surface. The utility room has matching units to the kitchen and a stone work surface. There is a door leading out onto the rear garden and a gas boiler.

Upstairs the first floor landing leads through to all four double bedrooms and the bathroom. There is a large airing cupboard housing the hot water cylinder. The main bedroom is a good double size, with fitted mirrored wardrobes and access through to the en-suite shower room. The en-suite is superbly presented with a large walk in shower cubicle, low level w/c, hand wash basin and a heated towel rail. There is an obscured window to the rear elevation, tiled splash backs and an extraction fan.

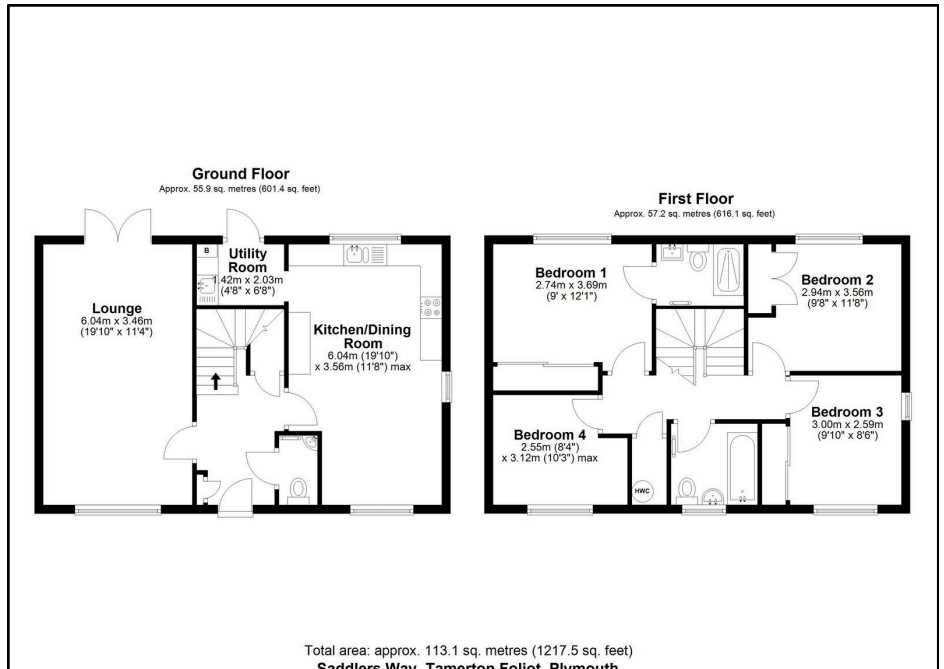
Bedrooms two and three are good double sizes and both benefit from having built in wardrobes. Bedroom three has dual aspect windows to the side and front elevation. Bedroom four is a smaller double and is currently used as a work from home station.

The bathroom is superbly presented with a panelled bath complete with a shower over head, a low level w/c and a hand wash basin. There are tiled splash backs, a heated towel rail, an obscured window to the front elevation and an extraction fan.

The property is beautifully presented and is offered with no onward chain.

Externally, the rear garden is low maintenance and has been landscaped. There is a large patio area and a large decking area. There is a large shed and a lawned area. The garden is fully enclosed and has a gate leading to the front. The property has two allocated parking spaces which are located at the front of the property.

Tenure - Freehold  
 Council Tax Band - E  
 Services - Mains Water, Electricity, Gas & Drainage. Connected to Fibre Broadband



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			110
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?  
 Please get in touch

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