



Connells

Cunningham Road
Tamerton Foliot PLYMOUTH

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for sale offers in excess of
£190,000



Property Description

We are delighted to introduce this well-presented two bedroom mid-terrace family home to the market, situated in a quiet cul-de-sac in Tamerton Foliot. Benefiting from two double bedrooms, kitchen/diner, lounge, downstairs W.C, utility, shower room, front and rear garden and allocated parking.

As you enter this beautiful home, you are welcomed with a convenient downstairs W.C. and utility room, followed by a generous-sized kitchen/diner with matching wall and base units and a spacious lounge with a stunning feature fireplace and door leading to a large bright and airy conservatory creating another perfect space for hosting and socialising.

Continuing the good condition, you will find two good-sized double bedrooms and a family shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a well-maintained, low maintenance front and rear garden, perfect for enjoying in the summer months, and allocated parking.

This property is an attractive opportunity for a first-time buyer or a growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Kitchen/Diner

14' 2" maximum x 11' 11" maximum (4.32m maximum x 3.63m maximum)

Lounge

14' 11" maximum x 13' 6" maximum (4.55m maximum x 4.11m maximum)

Conservatory

12' 6" x 10' 7" (3.81m x 3.23m)

W.C.

First Floor

Bedroom One

13' maximum x 10' 3" maximum (3.96m maximum x 3.12m maximum)

Bedroom Two

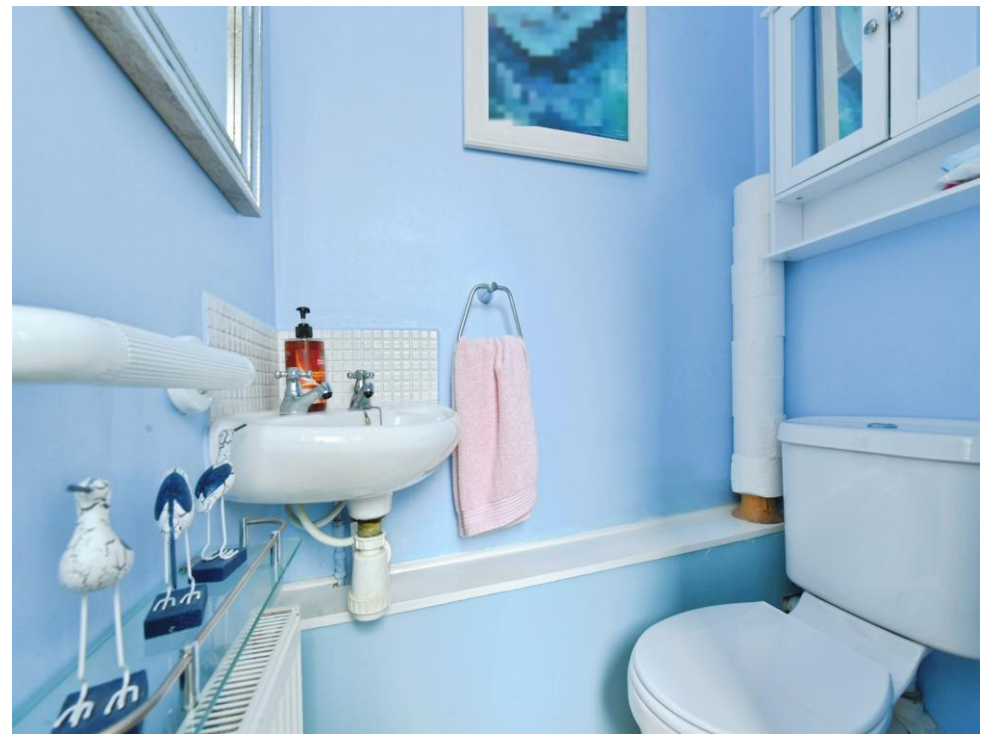
13' 4" x 8' 6" (4.06m x 2.59m)

Shower Room

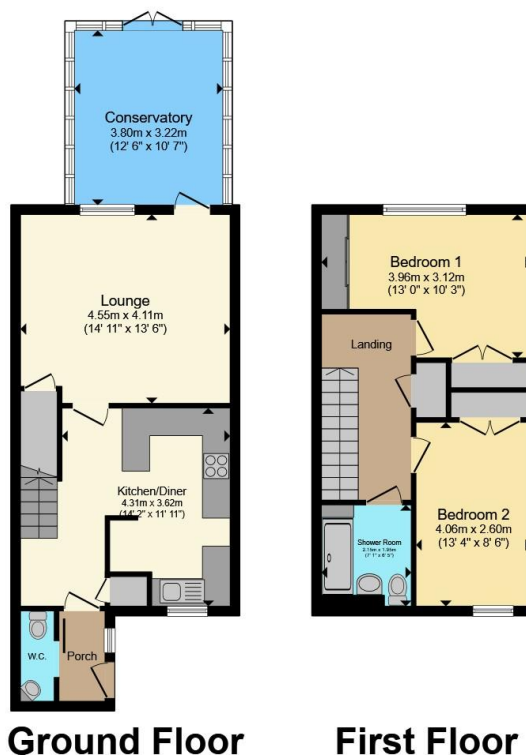
Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 82.0 m² (882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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15 Victoria Road St Budeaux
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110151



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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