







**DC**  
LANE

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Cunningham Road, Plymouth, PL5 4PU  
£200,000 Freehold

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£200,000

# Cunningham Road

## Plymouth, PL5 4PU

- Mid Terraced Family Home
- Three Bedrooms
- Quiet Tucked Away Position
- Shaded Decked Terrace
- Private Allocated Parking Space
- Sought After Tamerton Foliot Location
- Spacious Lounge With Garden Access
- Long Sun Drenched Garden
- Backs Onto Warleigh Barton Farmland
- Council Tax Band A

Tucked away in a peaceful position within the charming village of Tamerton Foliot, this well maintained mid terraced family home offers an exceptional combination of village living, generous outdoor space and breathtaking countryside views.

Occupying a relatively quiet setting, the property is within easy reach of the village's amenities and community facilities. Tamerton Foliot is one of Plymouth's most desirable village locations, renowned for its picturesque surroundings, historic character, local pubs, excellent primary school, church and scenic riverside and countryside walks.

The accommodation comprises of entrance porch with useful store, fitted kitchen with ample cabinets and a substantial lounge/dining room opening directly onto the rear garden, creating an ideal setting for both family living and entertaining. Upstairs, there are three bedrooms, including two generous doubles and a single bedroom, together with a family bathroom.

A particular highlight of this property is the outstanding rear garden. Significantly longer than many found in similar homes, it provides an enviable outdoor lifestyle opportunity for families, gardeners and those simply seeking a tranquil retreat. Backing directly onto the beautiful farmland of Warleigh Barton, the garden enjoys views across rolling countryside within an Area of Outstanding Natural Beauty, creating a truly spectacular backdrop that changes beautifully with the seasons. Mainly lawned, a decked terrace is a delightful shaded retreat towards the lower garden providing the perfect space for al fresco dining.

Further benefits include a private allocated parking space together with visitor parking, adding convenience to this already desirable home.

Properties enjoying such a unique combination of village charm, tucked away privacy, generous garden and spectacular countryside views are rarely available, making this an opportunity not to be missed, a viewing is highly recommended.



### Ground Floor

Entrance Porch	6'5" x 4'5" (1.98 x 1.36)
Kitchen	8'0" x 9'3" (2.45 x 2.82)
Lounge/Diner	15'0" x 17'1" (4.59 x 5.23)

### First Floor

Bedroom One	8'7" x 13'3" (2.62 x 4.06)
Bedroom Two	8'0" x 8'6" (2.46 x 2.61)
Bedroom Three	6'5" x 8'0" (1.97 x 2.46)
Bathroom	5'11" x 6'8" (1.81 x 2.04)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Outland Rd/A386 0.4 mi Keep right to continue on A386 0.9 mi Take the B3373 exit towards Tamerton Foliot 0.1 mi At the roundabout, take the 2nd exit onto Budshhead Rd/B3373 0.4 mi At the roundabout, take the 2nd exit onto Tamerton Foliot Rd/B3373 1.1 mi Turn left onto Tamerton Foliot Rd 0.2 mi Continue onto Fore St 0.1 mi At the roundabout, take the 2nd exit onto Whitsoncross Ln Go through 3 roundabouts 0.3 mi Slight left onto Linton Rd 0.1 mi Turn left onto Linton Cl

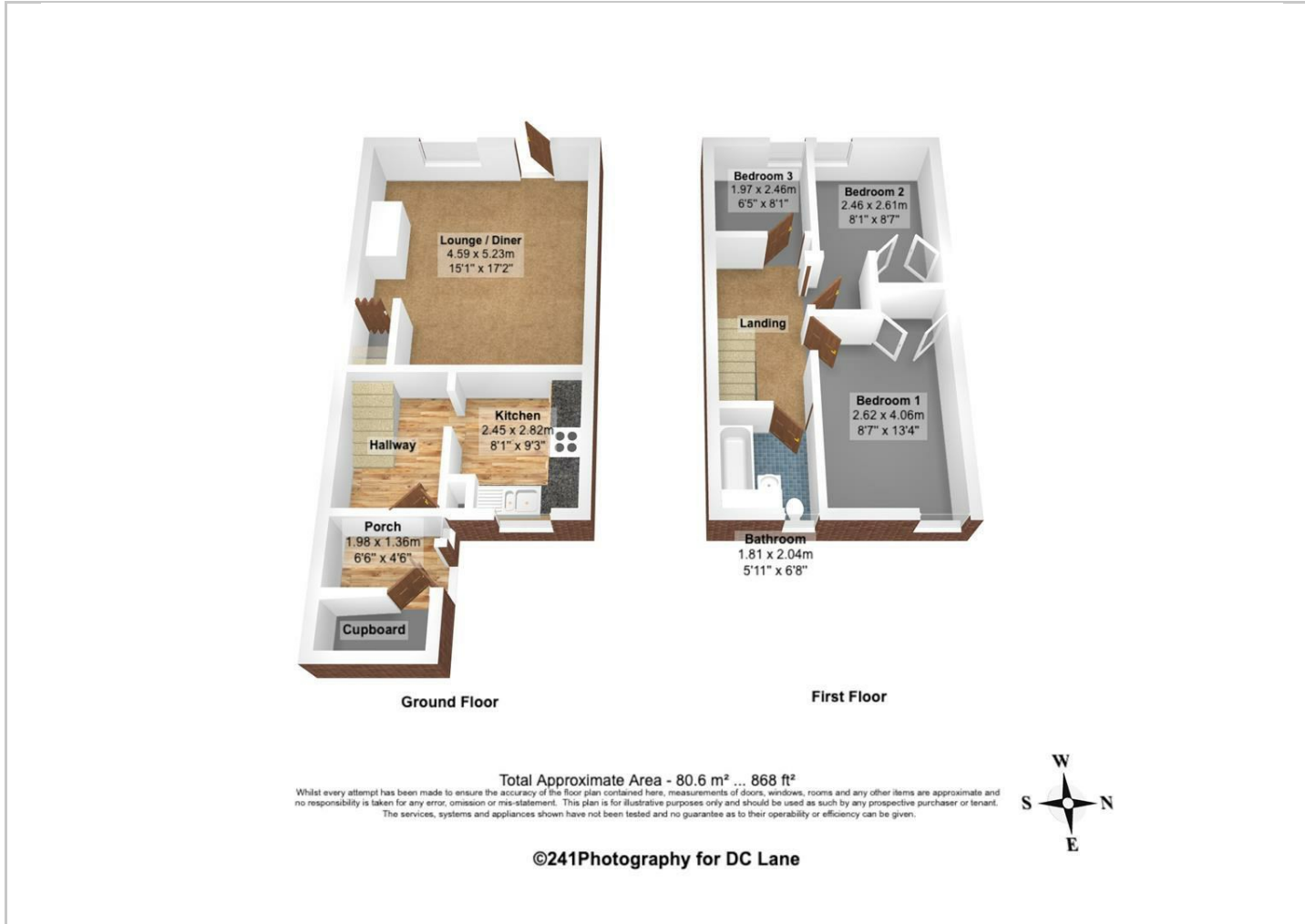
**Council Tax Band: A**

## Scan for Material Information





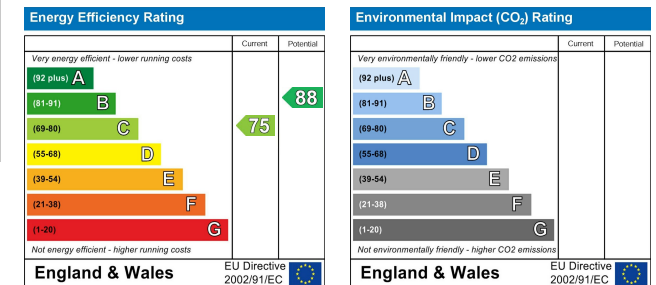
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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