



**Fore Street, Tamerton Foliot, Plymouth**  
Plymouth

**£165,000**

A spacious two/three bedroom mid-terraced property situated in this popular village location offering easy access to local amenities. The living accommodation which requires updating is arranged over two levels and comprises; entrance hall, lounge, fitted kitchen on the ground floor. On the first floor a landing leads to a wet room and three bedrooms. The property was originally two bedrooms however the owners have split rear bedroom to create an additional bedroom which is accessed via bedroom three. Externally there are established front and rear gardens. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

The living accommodation;  
Approached through a PVCu double glazed front door with side screen to.

#### ENTRANCE HALL

Stairs to first floor, understairs storage, door to.

#### LOUNGE

PVCu double glazed sliding patio doors to rear garden, radiator.

#### KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit, plumbing for washing machine, electric cooker point, tiled splash backs, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to front.

#### FIRST FLOOR LANDING

Doors to all first floor accommodation.

#### BEDROOM ONE

PVCu double glazed window to front, built in storage, radiator.

#### BEDROOM THREE

PVCu double glazed window to rear, access to.

#### BEDROOM TWO

PVCu double glazed window to rear, radiator.

#### WET ROOM

Low level w.c, pedestal wash hand basin, shower area with Triton electric shower, fully tiled walls, PVCu double glazed window to front.

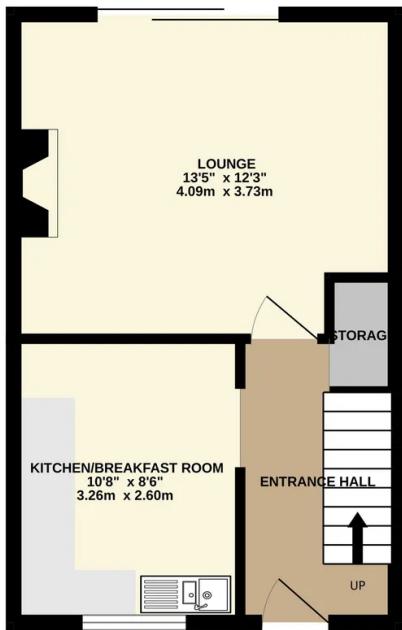
#### EXTERNALLY

Outside front there is a small gravelled garden at the front of the property.

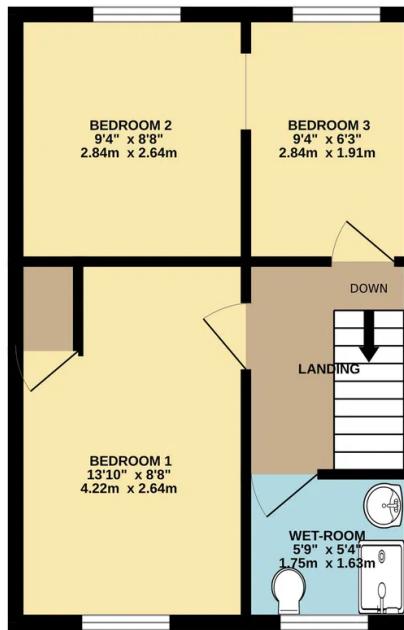
At the rear there is a level garden with artificial lawn and a host of established plants and shrubs, enclosed by fence and walled boundaries.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection not connected fibre available.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

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



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