



## Rosedew House, Fore Street

Tamerton Foliot, Plymouth, PL5 4NA

£450,000



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### ACCOMMODATION

Entrance via a uPVC double-glazed door which opens to the porch.

### PORCH

5'11" x 2'9" (1.81m x 0.86m)

Tiled floor. uPVC double-glazed windows to the rear & side. Polycarbonate roof over. Wooden door with obscured glazed panels opens into the entrance hall.

### ENTRANCE HALL

14'0" x 6'0" (4.29m x 1.83m)

Tiled floor. Staircase rising to the half landing & first floor landing. Wood panelling to dado height. Under-stairs storage cupboard houses the gas meter. Door opens into the sitting room. Archway opening into the dining room.

### SITTING ROOM

16'2" x 18'0" into the bay (4.93m x 5.5m into the bay)

Stunning sitting room with wood burner inset into an Inglenook style fireplace running along one wall. uPVC double-glazed bay window to the front. Further large uPVC double-glazed south-facing window to the side with a window seat. Exposed wooden floorboards.

### DINING ROOM

15'7" x 12'8" (4.77m x 3.87m)

Tiled floor. Feature fireplace with a tiled hearth & brick surround with an open decorative grate. Ample space for a dining table. Picture rail. Large uPVC double-glazed south-facing window to the side. Twin wooden doors open into the kitchen.

### KITCHEN

13'5" x 8'4" (4.1m x 2.56m)

Matching base & wall mounted units to include a fitted twin oven. Space for an under-counter fridge. Roll edge laminate

work surface has inset 1.5 bowl ceramic sink unit with mixer tap. Tiled splash-back. Inset 4 ring gas hob with a filter hood above. uPVC double-glazed box bay window to the rear overlooking the garden. Obscured uPVC double-glazed door opens to the side & out to the garden. Tiled floor with a sump. Room opens to the inner hall.

### INNER HALLWAY

5'3" x 2'1" plus the recess (1.61m x 0.65m plus the recess)

The recess currently acts as a space for the fridge/freezer. Square arch opens into the utility room.

### UTILITY

11'10" x 5'10" (3.62m x 1.8m)

Base & wall mounted units positioned for a washing machine & tumble dryer. Obscured single-glazed sash style window to the side. Wooden door with obscured glazed panel opens into the wc.

### WC

5'10" x 3'1" (1.8m x 0.95m)

Wall mounted wash hand basin & wc.

### HALF LANDING

Stairs leading up to the first floor landing. Door opens to the bathroom.

### BATHROOM

11'10" x 5'9" (3.62m x 1.76m)

Matching suite of panelled bath & separate shower cubical with fitted shower & pedestal wash hand basin. Part-tiled walls. Ceiling spotlights. Two obscured uPVC double-glazed windows to the side. Wooden door with obscured glazed panels opens into the wc.

### WC

5'10" x 3'1" (1.8m x 0.95m)

Close coupled wc. Obscured uPVC double-glazed window to the front.

## FIRST FLOOR LANDING

A lovely spacious landing with fitted storage cupboards that have overhead units. Doors leading to the bedrooms.

## BEDROOM ONE

**18'1" narrowing to 12'8" x 15'9" narrowing to 9'1" (5.52m narrowing to 3.88m x 4.81m narrowing to 2.78)**

Painted exposed wooden floorboards. uPVC double-glazed bay window to the front & uPVC double-glazed south-facing window to the side.

## BEDROOM TWO

**14'0" x 8'10" (4.28m x 2.7m)**

Facing onto the rear of the property with a uPVC double-glazed rear window overlooking the rear garden. Twin doors open to the large airing cupboard that houses the Worcester boiler. Access hatch to roof void.

## BEDROOM THREE

**9'10" x 11'7" (3.01m x 3.55m)**

Fitted wardrobe with overhead storage unit. Shelving to one wall. uPVC double-glazed south-facing window to the side.

## BEDROOM FOUR

**12'5" x 6'2" maximum (3.81m x 1.89m maximum)**

Currently being used as a study. One section of the room

partly partitioned off. uPVC double-glazed south-facing window to the side.

## OUTSIDE

The property is approached via a wrought iron gate which opens to a tarmac path, leading towards the entrance into the porch & a wooden gate giving access to the rear garden. The main front garden is laid to lawn with inset shrubs, plants & trees to border. Bordering the path running alongside the property is a flower bed with inset shrubs & plants.

## GARDEN

To the rear an enclosed walled garden providing a fabulous space for any families to enjoy sunshine all through the day with great-sized lawns Bordered by shrub borders with inset shrubs & plants. Two garden sheds, greenhouse, stone out building, vegetable & fruit patches stationed towards the rear boundary. Sunshine being enjoyed all through the day in the rear garden.

## COUNCIL TAX

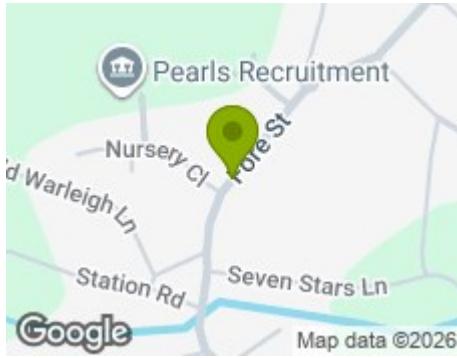
Plymouth City Council  
Council Tax Band:

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

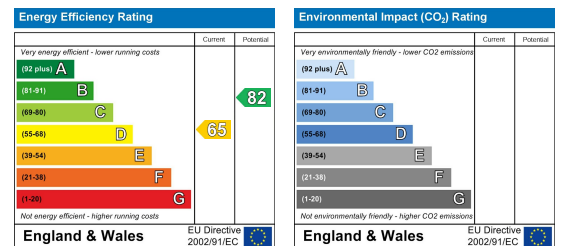


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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