

LAWSON
Estate Agency...Only Better



Cunningham Road, Tamerton Foliot, Plymouth
Plymouth

£155,000

A spacious two-bedroom mid-terrace property situated in this popular location offering easy access to local amenities and being offered to the market with no onward chain, requiring some modernisation. The living accommodation, which is arranged over two levels, comprises entrance porch, entrance hall, lounge and a fitted kitchen on the ground floor. On the first floor landing leads to a shower room and two-double bedrooms, both of which have built-in wardrobes.

Externally, there are well maintained front and rear gardens and a parking space immediately at the rear of the property. The property also benefits from PVCu double glazing and gas central heating. As previously mentioned, it's being offered to the market with no onward chain.

Living accommodation, approach through a PVCu double glazed front door to

ENTRANCE PORCH/UTILITY

Built-in storage cupboard housing gas boiler which serves domestic hot water and central heating system, door to

ENTRANCE HALL

Stairs to first floor, radiator, door to

LOUNGE/DINER

PVCu double glazed window and door to rear, living flame effect electric fire, wooden mantel over, access to

KITCHEN

Roll-edged work surfaces with cupboards and drawers under the matching wall units, single drainer stainless steel sink unit, electric cooker point with extractor head over, plumbing for washing machine, tiled splash backs, PVCu double glazed window to front.

FIRST FLOOR LANDING

Doors to first floor accommodation, built-in storage cupboard with access to loft.

BEDROOM ONE

PVCu double glazed window to rear, built-in wardrobes, radiator.

BEDROOM TWO

PVCu double glazed window to front, built-in wardrobes, radiator.

SHOWER ROOM

Matching suite comprising tiled shower cubicle with inset Triton electric shower, level WC, pedestal wash hand basin, shaver socket and light, heated towel rail, PVCu double glazed frosted window to rear.

EXTERNALLY

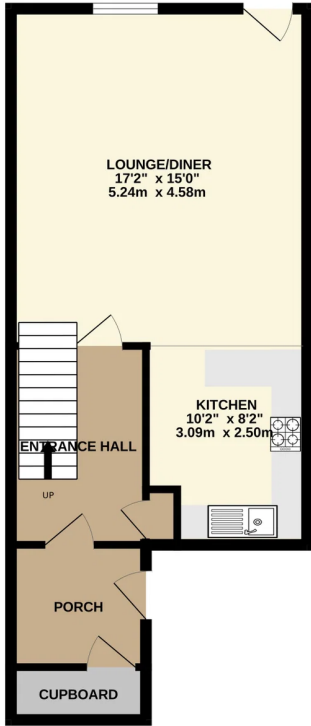
Front - low maintenance, paved garden to front.

Rear - patio area leads to a predominantly lawned garden leading to a further raised patio area enclosed by fenced boundaries, a gate gives access to the allocated parking space.

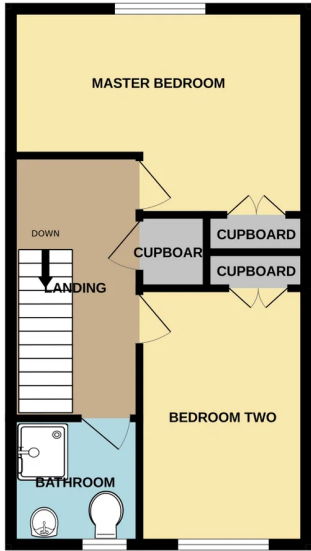
TAMERTON FOLIOT



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.9 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.
Made with Metropix 12/2025

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTC.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1627.90 (by internet enquiry with Plymouth City Council). These details are subject to change

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

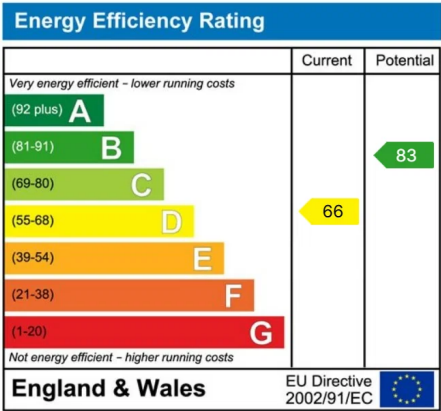
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





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