



1 Rose Cottage



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Tamerton Foliot, Plymouth, Devon, PL5 4NE

Plymouth City Centre 6 miles. A38 dual carriageway 3 miles. Dartmoor National Park 5 miles.

A delightful, recently refurbished, spacious three-bedroom cottage situated in the sought-after village of Tamerton Foliot.

- Well Presented – Versatile Accommodation
- Kitchen with Garden Access
- Three Double Bedrooms
- En-suite bathroom to Master Bedroom
- Council Tax Band E
- Three Reception Rooms
- Downstairs Cloakroom
- Jack 'n' Jill First Floor Shower Room
- Pretty Front & Rear Garden
- Freehold

Offers In Excess Of £350,000

Tamerton Foliot is a pretty village within a historical and beautiful conservation area surrounded by countryside, on the outskirts of Plymouth. Regular bus routes give access to the city, surrounding areas and Derriford Hospital. The A38 is also easily accessible for commuting further afield. Dartmoor National Park is approx. five miles away and provides fantastic recreational activities for lovers of the great outdoors. Tamerton Foliot offers great walks along the well-known beauty spot of 'Tamerton Creek', whilst Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs and the popular, highly regarded Mary Dean's Primary School. Plymouth itself has a varied range of shopping, educational and sporting facilities. There is a direct mainline train service to London Paddington. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

This well presented, charming home comprises versatile ground floor living accommodation with two reception rooms, kitchen, dining room and downstairs cloak room. The first-floor landing gives access to two bedrooms, which are joined by a Jack 'n' Jill shower room and a further master bedroom which boasts an attractive, generously sized En-suite bathroom. External benefits include enclosed front and rear gardens.

Mains Electric, Gas, Water and Drainage.

Based on the latest data to Ofcom BT Fibre Broadband & mobile coverage from EE, O2, Three & Vodafone are available at the property.





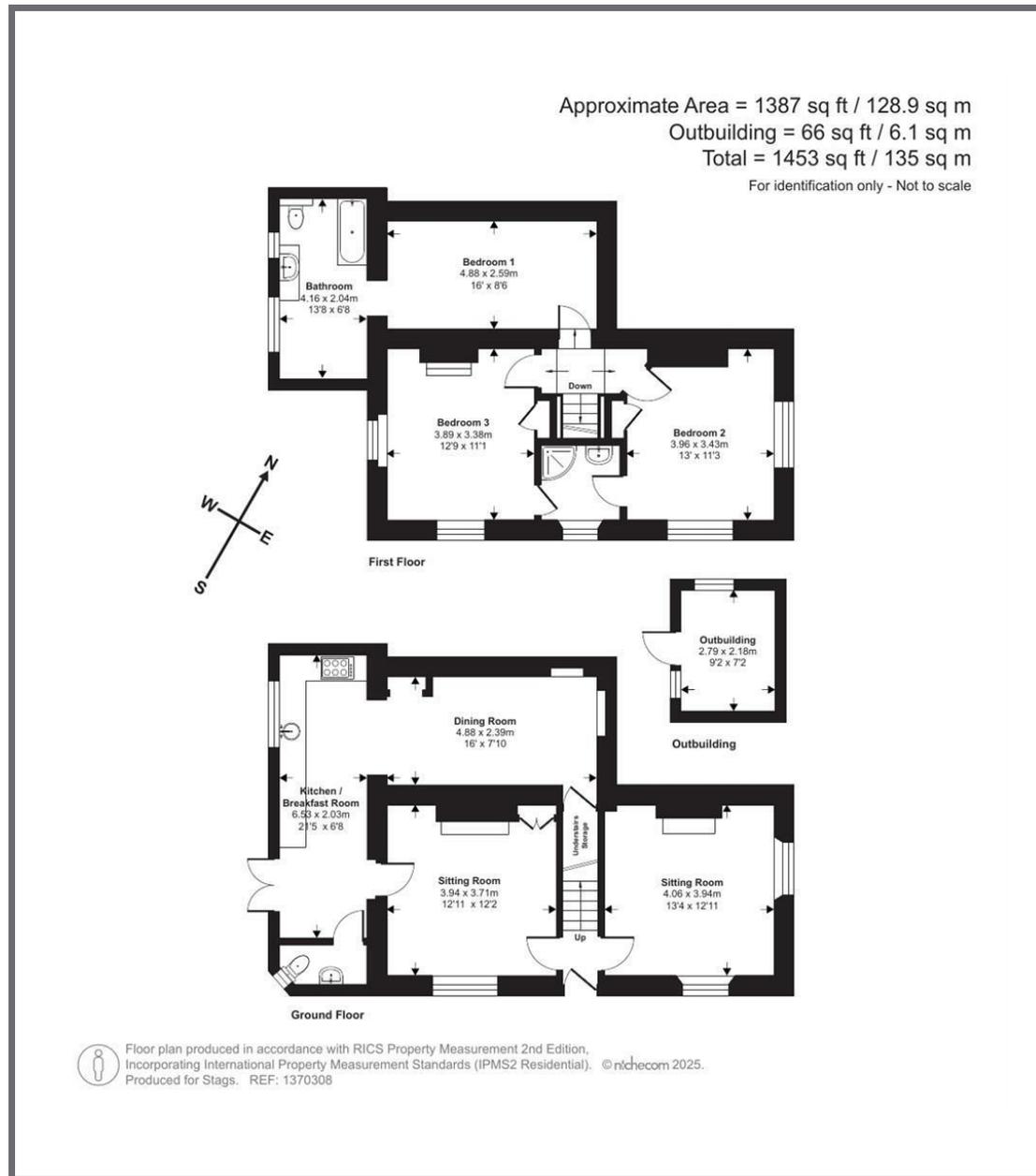
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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