Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



56 Mary Dean Avenue

Tamerton Foliot, Plymouth, PL5 4LS

Guide Price £190,000

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GUIDE PRICE £190,000 - £200,000. Located in private cul-de-sac with long open views is this well presented 1970's mid-terrace house. Comprising entrance lobby, spacious lounge/diner, fitted kitchen with breakfast room, 2 bedrooms & family bathroom. Outside you have a front garden & a long level rear garden. Further benefits include UPVC double-glazing & central heating throughout, as well as a garage close by.







MARY DEAN AVENUE, TAMERTON FOLIOT, PL5 4LS

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SUMMARY

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LOCATION

Set in this sought after and popular village, located towards the northern part of Plymouth City. Enjoying village life with local waterside & farmland walks. A vibrant community spirit with a Summer Fayre, a choice of 3 pubs, various shops & bus services into the city. A popular local junior school on the doorstep.

GROUND FLOOR

ENTRANCE LOBBY 3'3" x 3' (0.99m x 0.91m)

Window to the side. Cupboard housing electric smart meter, consumer unit & gas meter. Door into:-

LOUNGE/DINER 14'x12'2" (4.27mx3.71m)

Picture window to the front with open views. Staircase rises to the first floor. Door into:-

KITCHEN/BREAKFAST ROOM 12'3" x 10'1" (3.73m x 3.07m)

Light, airy & set at the rear with window overlooking & a door opening to the back garden. Fitted with a good range of cupboard & drawer storage, units on 3 sides, 1.5 bowl sink, 4 ring gas hob with Bosch illuminated extractor hood over, Bosch dual oven/grill, cupboard housing Worcester gas boiler servicing central heating & hot water.

FIRST FLOOR

LANDING

Doors to:-

BEDROOM ONE 12'1" x 10'3" (3.68m x 3.12m)

Window to the front with far reaching views, built-in wardrobe.

BEDROOM TWO 10'2" x 6'10" (3.10m x 2.08m)

Window to the rear.

BATHROOM 7'1" x 5' (2.16m x 1.52m)

White suite with bath with separate taps & Triton T80si electric shower over, Wc & wash hand basin.

EXTERNALLY

At the front a lawned garden with path leading up to the front door.
To the rear an enclosed long garden, about 51' long by 13' wide, near level. With full width paved patio next to the house, ideal for alfresco entertaining. Water tap & outside lighting. Path leading through the lawned garden. At the end a gate opens into a shared rear service path which leads to the garage block close by.

GARAGE 17'1" x 8'5" (5.21m x 2.57m)

Located at the end of the first block with red up & over door.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

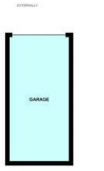
SERVICES

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

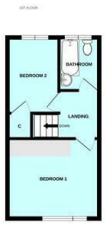
Area Map



Floor Plans

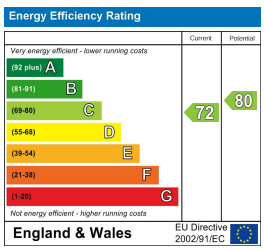


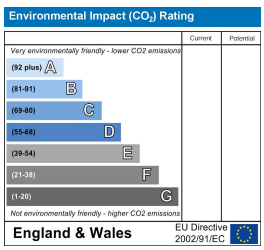




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Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk