



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**£205,000 FREEHOLD**

**A well-presented three bedroom mid-terraced house, a well-fitted kitchen/diner, spacious lounge, low-maintenance rear garden, and garage in a nearby block.**

**CUNNINGHAM ROAD, TAMERTON FOLIOT, PLYMOUTH**

**EPC - TBC**



## PROPERTY DETAILS

Located in the peaceful village of Tamerton Foliot, this charming three-bedroom mid-terraced property offers garage parking in a nearby block and has the benefit of being sold with no onward chain. With nearby amenities including local shops, pubs, schools, St. Mary's Church and public transport links, this home is ideal for growing families or first-time buyers seeking a tranquil village setting with easy access to the City Centre.

The accommodation comprises of an entrance hallway, a convenient utility area and a separate W.C, well-fitted kitchen and dining area, and a spacious lounge, providing access to a good sized, low-maintenance rear garden. The first floor comprises of three spacious bedrooms, and a family bathroom, perfect for everyday use. Complete with owned solar panels, making this an energy efficient home, double glazing and central heating.

### COUNCIL TAX BAND – A

Opaque double glazed door to;

#### ENTRANCE HALL

Ceramic tiled flooring, stairs to first floor, door to ground floor cloakroom, vertical radiator, built-in storage cupboards, doors lead off the entrance hall providing access to all ground floor rooms. Door to;

#### UTILITY AREA

Space and plumbing for a washing machine, wall mounted gas boiler providing hot water and central heating, ceramic tiled flooring.

#### CLOAKROOM

White suite comprising low level WC, corner wash hand basin, half-tiled walls, ceramic tiled flooring.

#### KITCHEN/DINING ROOM

**15'4 x 11'8 overall narrowing to 7'8 (4.7m x 3.6m overall narrowing to 2.4m)**

The kitchen comprising of a good range of mahogany base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, range oven with 5 burner gas hob over and extractor canopy, integrated fridge, part-tiled walls, ceramic tiled flooring, radiator to dining area, ceiling spotlights, door to;

#### LOUNGE

**16'4 x 11'4 (5m x 3.5m)**

Wood laminate flooring, panelled radiator, built-in storage cupboard under stairs, UPVC double glazed window to rear elevation with adjacent matching door providing access to the rear garden.

#### FIRST FLOOR

#### LANDING

Large walk-in storage cupboard and access to the loft space, doors lead off the landing providing access to all first floor rooms.

## **BEDROOM ONE**

**13'1 x 8'5 (4m x 2.6m)**

Panelled radiator, built-in double wardrobe, UPVC double glazed window to front elevation.

## **BEDROOM TWO**

**9'8 x 8'5 (3m x 2.6m)**

Panelled radiator, built-in double wardrobe, UPVC double glazed window to rear elevation.

## **BEDROOM THREE**

**6'8 x 5'9 (2.1m x 1.8m)**

Panelled radiator, UPVC double glazed window to rear elevation.

## **BATHROOM**

White suite comprising P shaped bath with mixer tap and shower over and fully tiled surround, pedestal basin, low level WC, heated towel rail, ceramic tiled flooring, fully tiled walls, extractor fan, opaque UPVC double glazed window to front elevation.

## **OUTSIDE**

To the rear of the property is a good sized, enclosed garden comprising paved patio area and useful storage shed. Astro turf garden and picket style fence leading to a large vegetable area.

## **GARAGE**

Situated in a nearby block. Single with an up and over door.

## **ADDITIONAL INFORMATION**

The tenure of the property is freehold. We understand from the sellers that there is a service/maintenance charge of £185.00 per annum payable, for the upkeep of the communal areas on the estate.

## **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

## **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

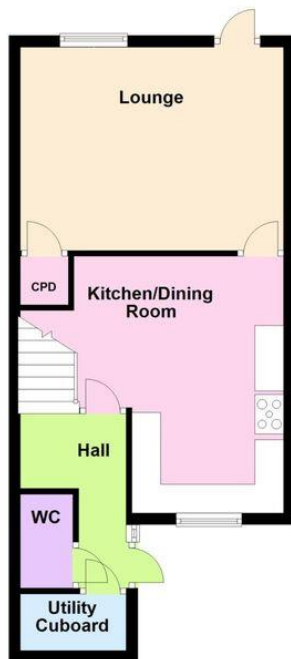
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating.

Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

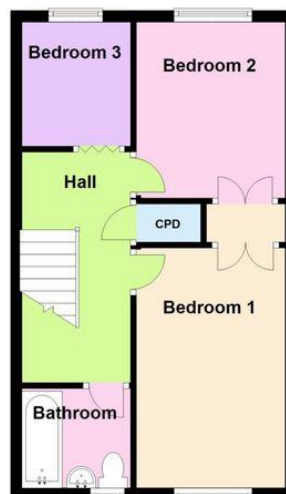
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Ground Floor



First Floor



Follow us on Instagram & Facebook - swiftstateagents

