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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

11/B/26 5877



*Floor Plans...*

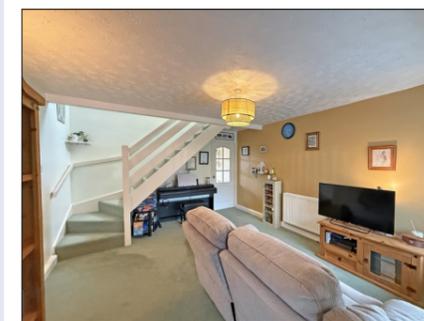


*Further Information...*

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

PLYMOUTH  
**HOMES** ESTATE AGENTS



**18 Mary Dean Avenue, Tamerton Foliot,  
Plymouth, PL5 4LS**

DECEPTIVELY SPACIOUS  
WELL PRESENTED  
LOVELY REAR OUTLOOK  
TWO DOUBLE BEDROOMS  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
SOUTH FACING GARDEN

*We feel you may buy this property because...*  
'Of the popular residential position, spacious accommodation and the lovely rear garden.'

**Guide Price  
£210,000 - £220,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

Two Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Shared Driveway and Garage

## Outside Space

South Facing Garden

## Council Tax Band

B

## Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,700

Home or Investment

Property: £12,200

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## Title Plan Guideline



## Introducing...

This deceptively spacious, well-maintained property enjoys a lovely rear outlook across Tamerton Foliot. Internally the accommodation offers porch, separate lounge, kitchen/dining room, two good sized bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally there is a shared driveway to garage and a good sized, southerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the size and position of this lovely home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the porch.

#### PORCH

With double glazed windows to the front and side, radiator, built in storage cupboard, door into the lounge.

#### LOUNGE

**4.26m (14') x 3.74m (12'3")**

A good-sized reception space, with two radiators, stairs rising to the first-floor landing, door into the kitchen/dining room.

#### KITCHEN/DINING ROOM

**3.74m (12'3") x 3.04m (10')**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, integrated slimline dishwasher, space for fridge/freezer and washing machine, fitted eye level electric double oven and four ring electric hob with pull out cooker hood above, double glazed windows to the rear enjoying the outlook, radiator, tiled flooring, uPVC half glazed door opening to the rear garden.

### FIRST FLOOR

#### LANDING

With double glazed window to the side enjoying the view, radiator, access to the part boarded loft space with retracting ladder and light.



#### BEDROOM 1

**3.74m (12'3") x 3.17m (10'5")**

A double bedroom with double glazed window to the front, radiator.

#### BEDROOM 2

**3.04m (10') x 2.13m (7')**

A good sized second bedroom with built in storage cupboard, double glazed window to the rear enjoying the view, radiator.

#### BATHROOM

**2.07m (6'10") x 1.52m (5')**

Fitted with a modern, three piece white suite comprising panelled bath with shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, chrome radiator/towel rail, wall mounted heat lamp, extractor fan, wall mounted mirrored cabinet, double glazed window to the rear, enjoying the view, tile effect laminate flooring.

#### OUTSIDE:

#### FRONT

The front is approached via a pathway leading to the main entrance and a gravelled garden area with mature shrub and recess for bins. To the right side a shared driveway measuring **17.88m (58'8") in length** leads to the garage and the rear garden.



#### REAR

The rear garden is a particular feature of the property, being facing south, enjoying the views and measuring **19.64 (64'5") in length x 5.92m (19'5") in width**. Adjoining the property is a garden area with paved patio, artificial lawn, a selection of mature trees, external power supply and water tap. From here a gate opens to the driveway and a pedestrian side door accesses the garage. A gate and steps then descend to a lower tiered level with lawned, flower border and a raised paved and gravelled areas with covered storage.

#### GARAGE

A single garage measuring **2.52m (8'3") x 5.10m (16'9")** with electric roller garage door, power supply and lighting.

#### AGENT'S NOTE

Planning permission has been applied for, but rejected, to build six new build properties on the grass area opposite the property. For further information regarding this application please visit the Plymouth City Council website using the reference **25/00575/PIP**.

