Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



62 Whitsoncross Lane

Tamerton Foliot, Plymouth, PL5 4NT

Offers Over £190,000

2 | 1 | 1 | D

A semi-detached family home located in the heart of Tamerton Foliot. The property is in need of some modernisation & is being sold with no onward chain. The accommodation comprises entrance hall, lounge/diner, kitchen, 2 bedrooms & a bathroom. The property has GCH & is double-glazed. There are gardens to the front & extensive gardens to the rear with an abundance of shrubs plants & a vegetable patch with fruit trees.







62 WHITSONCROSS LANE, TAMERTON FOLIOT, PL5 4NT

ACCOMMODATION
Entrance via a uPVC obscured double-glazed door which opens up into the entrance hall area.

ENTRANCE HALL 4'1" x 2'10" (1.27m x 0.88m)
Wall-mounted coat hook. Door opening up into the lounge/diner. Staircase rising to the first floor landing. Wall-mounted alarm control panel.

LOUNGE/DINER 16'11" narr 13'7" x 12'0" narr 7'5" (5.18m narr 4.16 x 3.67m narr 2.27m)
Dual aspect room with uPVC double-glazed window to the front & rear. Feature fireplace with electric fan fire. Television point. Ample space for dining table & sofas. Door opens up into kitchen.

KITCHEN 13'6" x 7'8" (4.12m x 2.34m)
Matching base & wall mounted units with spaces for cooker & washing machine. Roll-edge laminate work surfaces with inset stainless steel single drainer sink unit. Tiled splashback. uPVC double-glazed window to the rear overlooking the garden. Positions underneath one of the work units for a fridge & freezer. Wood-effect vinyl flooring. uPVC obscured double-glazed door opens out to the side path giving access to the front garden & the rear. Door opens up to large larder storage cupboard which is part shelved & has double-glazed window to the side.

FIRST FLOOR LANDING 9'7" x 6'8" (2.93m x 2.05m)
uPVC double-glazed window to the front. Doors leading off through to the bedrooms, bathroom & shelved airing cupboard housing the Worcester combination boiler.

BEDROOM ONE 13'0" x 10'3" max (3.98m x 3.13m max)
uPVC double-glazed window to the rear overlooking the garden. Access hatch to roof void.

BEDROOM TWO 13'4" x 6'3" (4.07m x 1.91m)
uPVC double-glazed window to the front.

BATHROOM 6'11" x 6'8" (2.13m x 2.04m)
Matching white suite of a panelled bath with fitted shower over. Pedestal wash-hand basin. Close coupled wc. Walls are part aquaboarding. Wood-effect vinyl flooring. Obscured uPVC double-glazed window to the rear.

OUTSIDE
Property is approached via a wooden gate giving access to a concrete path leading to the front door & runs alongside the property towards the rear garden. Front garden is split in a couple of areas with some inset shrubs & plants. To the rear, a fabulous garden with brick paved patio seating area. Section of lawn. A path runs along one side towards a wooden garden shed with stepping stone path running through the garden to a pond with bridge over. Stone chipped path running through a pergola down to a second paved patio area with lawn & shrubs to the fore. Stone chipped path continues through the garden to the large vegetable patch where there stands a greenhouse. A path runs along one side down to the orchard area where there is a selection of fruit trees.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

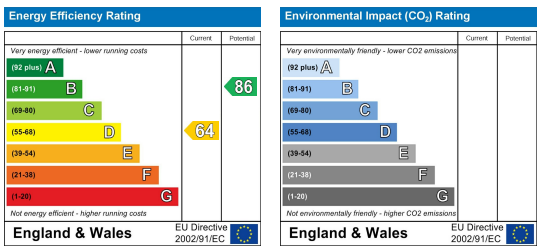
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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