

## Contact us

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### Website

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

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

30/I/25 5801

## 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.

# PLYMOUTH HOMES

ESTATE AGENTS



**147 Cunningham Road, Tamerton Foliot,  
Plymouth, PL5 4PX**

**POPULAR LOCATION  
2 DOUBLE BEDROOMS  
WESTERLY GARDEN  
DOUBLE GLAZING  
CENTRAL HEATING  
NO ONWARD CHAIN  
ALLOCATED PARKING**

*We feel you may buy this property because...*  
'Of the lovely location and spacious accommodation on offer.'

**£170,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking Space

**Outside Space**  
West Facing Rear Garden

**Council Tax Band**  
A

**Council Tax Cost 2025/2026**  
Full Cost: £1,550.28  
Single Person: £1,162.71

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £900  
Home or Investment  
Property: £9,400

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...*

Located on the outskirts of Tamerton Foliot village, this spacious end terraced home lies close to open countryside and is within commutable distance of Derriford Hospital. Internally the accommodation comprises: entrance hall, kitchen, a spacious living room, two good sized double bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is a west facing rear garden, an allocated parking space and access to a communal children’s play park. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this spacious home.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a covered porch accessing the main entrance and a useful outside storage cupboard, which also houses the wall mounted boiler serving the heating system and domestic hot water.

**ENTRANCE HALL**

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing, built in airing cupboard with shelving and housing the hot water cylinder.

**KITCHEN**

**3.16m (10'4") x 2.50m (8'2")**  
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, spaces for fridge/freezer, washing machine and cooker, uPVC double glazed window to the front, window into the living room, radiator.

**LIVING ROOM**

**5.26m (17'3") x 4.60m (15'1") max**  
With uPVC glazed double doors, with double-glazed side windows, opening to the rear garden, brick-built fireplace, radiator, two built in storage cupboards and an understairs storage cupboard.



**FIRST FLOOR**

**LANDING**

With a walk in storage cupboard with loft access.

**BEDROOM 1**

**4.60m (15'1") x 3.04m (10') max**  
A good size double bedroom with double glazed window to the rear, radiator, coving to ceiling, built in storage cupboard.

**BEDROOM 2**

**4.08m (13'5") x 2.66m (8'9")**  
A second double bedroom with double glazed window to the front, radiator, built in storage cupboard.

**BATHROOM**

**2.07m (6'9") x 1.84m (6')**  
Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point and light, radiator.



**OUTSIDE:**

Surrounding the estate are various communal garden areas and a children’s play park.

**FRONT**

The front of the property is approached via a public walkway from the roadside, leading to a private front garden. The garden is laid with artificial lawn and has a gate and a brick paved pathway leading to the covered porch.

**REAR**

The rear opens to a westerly facing garden measuring **9.29m (30'5") in length x 4.77m (15'8") in width**. The garden is enclosed by wall and fencing with lawned and paved areas, gravelled border and a mature tree.

**PARKING**

The property benefits from an allocated parking space located nearby.

**AGENT’S NOTE**

We’re informed there is a yearly estate charge of £225.

