



PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Foliot Road, Plymouth, Devon, PL2

**Offers Over: £200,000**

*Freehold*

This stunning three double bedroom townhouse is elegantly contemporary and has a versatile layout that can adapt to various buying requirements. Arranged over three floors, the property lends itself to homeowners needing privacy and tranquillity in their day to day home lives. Currently the large ground floor room is dressed as a living room, however with access to the ground floor WC would make a perfect ground floor annexe. On the first is a gorgeous kitchen/diner with doors opening directly out into the sunny rear garden and is therefore the picture-perfect room to enjoy using whilst the kids play outside. Again, on this floor is a bedroom and another WC. Upstairs are two further double bedrooms and an immaculate bathroom. The property has a double driveway at the front and has solar panels owned outright making this family home very eco-friendly. EPC: B



## Accommodation

**Entrance Hall** Carpet flooring, wall mounted radiator, stairs to first floor, door into:

**Living Room** 15'2" x 11'5" (4.62m x 3.48m). Max measurements. Carpet flooring, double glazed window to front, wall mounted radiator, TV point, under stair storage, door into:



**Utility Room** 8'5" x 4'9" (2.57m x 1.45m). Laminate flooring, roll edge worktop, wall mounted radiator, space and plumbing for washing machine, space for tumble dryer, door into:



**WC** 6'2" x 4'9" (1.88m x 1.45m). Vinyl flooring, low level WC, wash hand basin, wall mounted radiator.

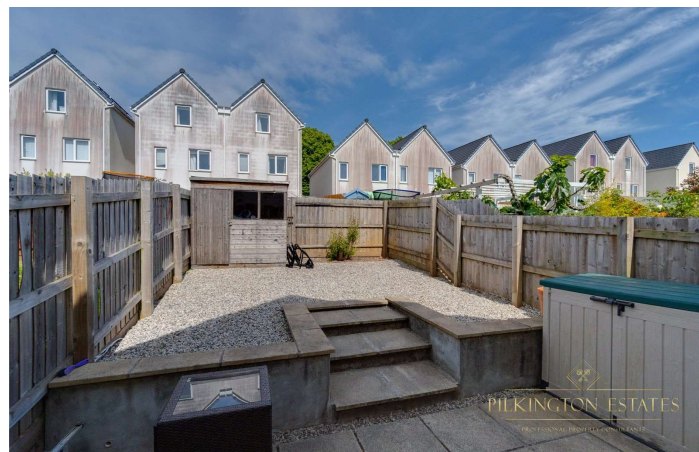
**First Floor Landing** 11'3" x 7'1" (3.43m x 2.16m). Carpet flooring, stairs to second floor, doors into:

**WC** 8'5" x 3'8" (2.57m x 1.12m). Vinyl flooring, low level WC, wash hand basin, part tiled walls, double glazed window to front.



**Kitchen / Dining Room** 14'11" x 12' (4.55m x 3.66m). Laminate flooring wall mounted radiator, fully fitted kitchen with range of matching wall and base units, roll-edged worktop, space for fridge freezer, integrated electric oven with gas hob and extractor over, integrated stainless steel sink and drainer unit, integrated dishwasher, double glazed window, and double patio doors to rear into garden.

**Bedroom** 14'5" x 7'7" (4.4m x 2.3m). Carpet flooring, wall mounted radiator, double glazed window to front.





**Second Floor Landing** Carpet flooring, loft access, doors into:

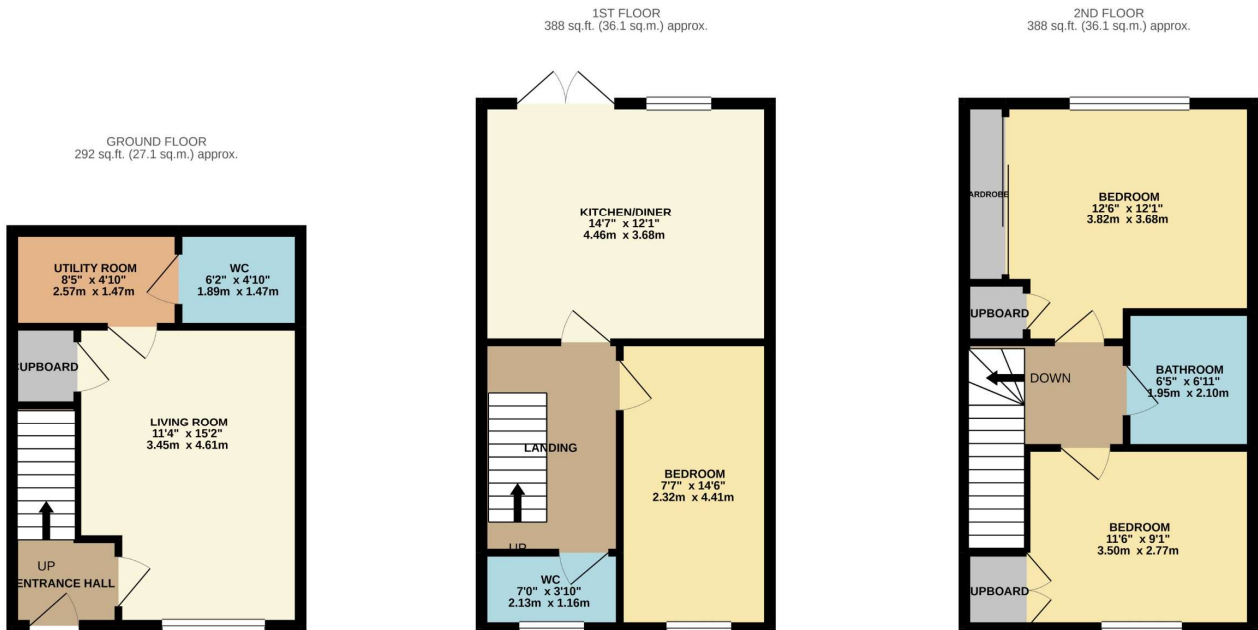
**Bedroom** 14'11" x 11'4" (4.55m x 3.45m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to rear, full width fitted mirrored wardrobes, TV point, cupboard.

**Bedroom** 11'4" x 8'8" (3.45m x 2.64m). Carpet flooring, wall mounted radiator, double glazed window to front, cupboard.

**Bathroom** 6'11" x 6'4" (2.1m x 1.93m). Vinyl flooring, low level WC, wash hand basin, bath with taps and shower over, part tiled walls, wall mounted radiator.

**Outside** There is a double width driveway in front of the property providing private parking for two vehicles. The rear garden is fully enclosed and has side and rear access. The garden is low maintenance laid to patio and then stone chippings and is a real suntrap.





TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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