

Mary Dean Avenue, Tamerton Foliot, Plymouth, PL5

Offers Over: £200,000

This beautifully presented three-bedroom family home is set within the ever popular area of Tamerton Foliot and within close proximity to excellent schools. The property boasts light and airy living accommodation from the moment you walk in and has been refurbished by the current owners to make a stylish and modern home. The downstairs accommodation benefits from a brand new kitchen that has been finished to the highest of standards

as well as an expansive and tastefully decorated living room and a sunny conservatory, this property has ample space for both a growing family and hosting guests. Upstairs, this home benefits from three generously proportioned bedrooms that have all been decorated to the same contemporary standard as the rest of the property, and a luxurious and newly fitted family bathroom. This property is completed perfectly by a sunny and low maintenance rear garden with an artificial lawn and decked areas to provide private entertaining areas in pretty surroundings. EPC: TBC

Porch 2'5" x 8'5" (0.74m x 2.57m). Entrance porch with uPVC double glazed windows to the side and front elevations, uPVC double glazed door to the front elevation. Vinyl flooring.

Entrance Hall 5'7"m x 11'9" (1.7mm x 3.58m). Max measurements. uPVC double glazed window and door to the front elevation providing access to entrance hall. Carpeted stairs leading to first floor landing, wall mounted gas central heating radiator and vinyl flooring.

Kitchen 10'5" x 11'9" (3.18m x 3.58m). Modern and fully fitted kitchen with a range of matching wall and base units in high gloss. Slimline sharp edge work surfaces and tiled splashbacks. Integrated double electric fan oven, induction hob and extractor fan. Integrated 1, 1/2 ceramic sink and draining unit with brass hot and cold mixer tap over. Space for American fridge freezer, space for washing machine and tumble dryer. uPVC double glazed window to the front elevation, wall mounted contemporary style radiator and vinyl flooring.

Living Room 11'9" x 16'5" (3.58m x 5m). Max measurements. uPVC double glazed patio doors to the rear elevation leading to conservatory, wall mounted gas central heating radiator, TV point, electric fireplace and vinyl flooring.

Conservatory 7'11" x 14'4" (2.41m x 4.37m). Max measurements. uPVC double glazed windows to the rear and side elevations and uPVC double glazed French doors to the rear elevation. TV point, electric fireplace and vinyl flooring.

Landing 6'11" x 8'2" (2.1m x 2.5m). Max measurements. Carpeted stairs leading to first floor landing. Fully carpeted landing providing access to three bedrooms and family bathroom.

Bedroom 9'2" x 12' (2.8m x 3.66m). uPVC





double glazed window to the rear elevation, carpet flooring, wall mounted gas central heating radiator, TV point, carpet flooring and built in wardrobe.

Bedroom 6'11" x 8'11" (2.1m x 2.72m). Max measurements. uPVC double glazed window to the rear elevation, carpet flooring, wall mounted gas central heating radiator and TV point.

Bedroom 9'3" x 9' (2.82m x 2.74m). Max measurements. uPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, carpet flooring.

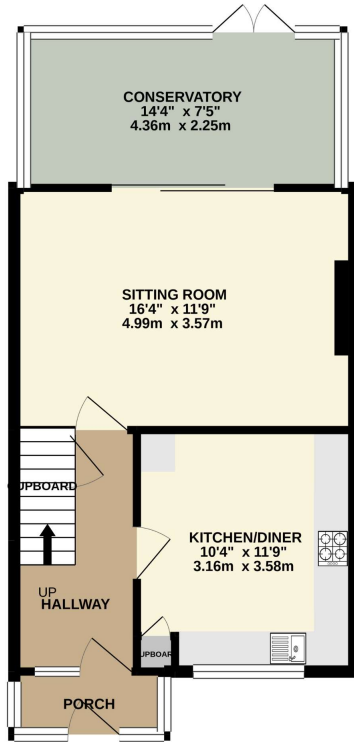
Bathroom 7' x 5'6" (2.13m x 1.68m). Fully fitted bathroom with P shape bath with glass shower screen, stainless steel hot and cold mixer tap over and rainfall shower head. Low level WC, ceramic wash hand basin with vanity unit and stainless steel hot and cold mixer tap

over. Fully tiled walls and flooring, wall mounted heated towel rail and uPVC double glazed window to the front elevation.

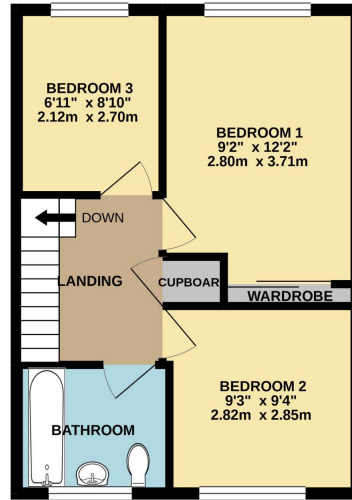
External Fully enclosed tiered garden to the rear laid to artificial lawn and benefitting from two patio areas. Residents parking.

Charges
Council Tax Band:

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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