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- A Semi Detached House
- Front Rear Side & Additional Gardens
- 2 Double Bedrooms
- Bathroom/WC
- Lounge
- Double Glazing Where Stated
- Modern Refitted Kitchen/Diner
- Gas Central Heating
- Views Across Village
- Internal Viewing Is Recommended

To make an appointment to view:

Call: 01752 220401 Click: [www.your-move.co.uk](http://www.your-move.co.uk) Come In: To your nearest branch

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The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

## DESCRIPTION

This semi detached property situated within access to the Tamerton Foliot village where there is a post office/village store, two public houses, primary school and the St. Mary's church. The property benefits from having a front, rear and side garden as well as an additional garden. The property internally is well presented and in brief comprises lounge and refitted modern kitchen. To the first floor two bedrooms and a bathroom/WC. Windows to the rear and side have views across the village, surrounding area and St. Mary's church. The property is warmed by gas central heating and benefits from double glazing where stated. An early viewing appointment is recommended to appreciate this property and its location fully.

## ENTRANCE

Via double glazed door to:-

## ENTRANCE LOBBY

Double radiator at the bottom of the stairs, stairs rising to first floor accommodation.

## LOUNGE

**3.43m x 4.55m (max) (11'3" x 14'11")**

Narrowing to 3.15m (10'4"). Double glazed window to front aspect overlooking the garden and surrounding area, fireplace with back boiler and decorative surround, understairs cupboard, door to:-

## KITCHEN / DINING ROOM

**4.34m x 2.34m (14'3" x 7'8")**

Measurements inclusive of fitted units. Two double glazed windows to rear, timber and part glazed door giving access to gardens, base, drawer and eye level units, roll edge worksurfaces, inset sink with mixer tap and drainer to side, plumbing for automatic washing machine, space and point for gas cooker, tiled splashbacks, space for dining table, vinyl tiled floor.

## FIRST FLOOR LANDING

Loft hatch to roof void, radiator, at the halfway level of the stairs there is a double glazed window with views across the village towards the church.

## BEDROOM

**3.84m x 3.10m (12'7" x 10'2")**

Extending to 4.39m (14'5"). Radiator with thermostat control, airing cupboard with tank and slatted shelving.

## BEDROOM

**2.59m x 2.44m (8'6" x 8'0")**

Double glazed window to rear with views across the surrounding area, over fields, woodland and the village including St. Mary's church, radiator with thermostat control, coved ceiling.

## BATHROOM/WC

Obscure double glazed window to rear, wash hand basin, panel bath, part tiled walls, double radiator, coved ceiling.

## OUTSIDE

## FRONT GARDEN

Lawn, extending to the side where it's paved, and has a path.

## SIDE GARDEN

Fencing to boundaries, lawn and seating area, views across the surrounding area, raised borders stocked with shrubs and bedding plants.

## REAR GARDEN

Brick built storage shed, various beds stocked with an arrange of bedding plants and shrubs.

## ADDITIONAL GARDEN

To the front off to the side, mainly laid to lawn with hedging to boundaries.

## AGENTS NOTE

It is believed the property is freehold and you should refer to the Home Information Pack. Should you proceed this must be verified by your solicitor

## CLAUSES:

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

## MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## FIXTURES & FITTINGS:

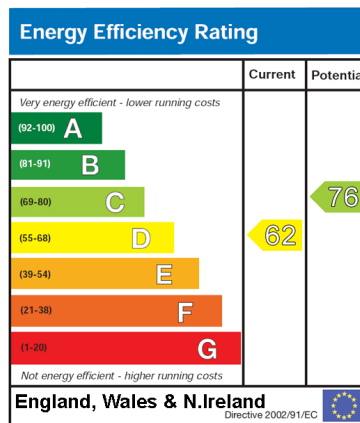
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## SERVICES CONNECTED:

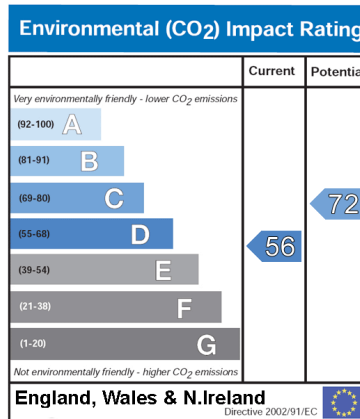
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

## ALL MEASUREMENTS:

All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

## OFFICE OPENING HOURS:

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## PROPERTY REFERENCE NUMBER:

527/527/816

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