



**24 Borrowdale Close, Tamerton Foliot, Plymouth, PL6 5BN**

**£380,000**

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## TAMERTON FOLIOT

Tamerton Foliot, a village within a city.....a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. The village is also readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. The area is considered a dog walkers paradise with walks along the well-known beauty spot 'Tamerton Creek' at the junction of the Tamar and Tavy Rivers. Cann and Whiteleigh woods also provide beautiful, picturesque walking opportunities. The village is served by its own amenities including post office, shops, pubs, one of which is the Seven Stars 13th Century Pub in the heart of the village, the oldest pub in Plymouth. A choice of take away establishments and the popular, highly regarded school, Mary Dean's Primary. Tamerton has a lovely friendly village atmosphere with various clubs and events available to all ages. The village is proud to boast its own quaint annual village carnival/fete, which attracts people from surrounding areas and provides much pleasure for the villagers.

A stunning three bedroom detached property situated in the corner of the quiet residential cul-de-sac, standing on a generously proportioned stunning plot that incorporates a gentle running stream and backs onto a nature reserve at the rear. The living accommodation which is well presented throughout is arranged over two levels and comprises: entrance hall, lounge, dining room, fitted kitchen with integrated appliances, conservatory and cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom.

Externally as previously mentioned there is a wonderful plot, a driveway providing parking for several vehicles and a garage and workshop.

The property also benefits from PVCu double glazing. First floor windows were installed approximately 2 years ago and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful home.

### LIVING ACCOMMODATION

A covered entrance porch with courtesy light leads to a PVCu double glazed front door to:

#### ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, door to:

#### CLOAKROOM

Comprising low level w.c, wash hand basin with cupboards under, radiator, PVCu double glazing window to the front.

#### LOUNGE

Living flame effect gas fire with stone surround, mantel and hearth, French doors to the garden, access to:

#### DINING ROOM

PVCu double glazed window to the side, radiator, archway to:

#### CONSERVATORY

Part brick PVCu double glazed conservatory with an insulated roof and French doors to the garden.



## **KITCHEN**

Roll edge work surfaces with cupboards and drawers under with matching wall units, single drainer one and a half bowl sink unit with mixer tap, built-in electric oven and four ring hob with extractor hood over, built-in dishwasher, space for washing machine and tumble dryer, tiled floor, PVCu double glazed windows to the rear and side.

## **FIRST FLOOR LANDING**

Doors to first floor accommodation, cupboard housing the gas boiler, access to the loft.

## **BEDROOM ONE**

PVCu double glazed window to the front, radiator.

## **BEDROOM TWO**

PVCu double glazed window to the rear, built-in storage cupboard, radiator.

## **BEDROOM THREE**

PVCu double glazed window to the front, built-in storage cupboard, radiator.

## **BATHROOM**

Panelled bath with mixer tap and rain head shower attachment, shower screen, low level WC, wash hand basin with cupboards under, heated towel rail and PVCu frosted window.

## **EXTERNALLY**

To the front, there is a paved driveway providing parking for several vehicles leads to the garage, a gate then gives access to the rear where there is a paved patio area leading to a stunning lawned garden which is generously proportioned and offers a good degree of privacy with a host of established plants and shrubs, at the bottom of the garden there is a gently running stream with access into a nature reserve via an alley at the end of the road.

## **GARAGE**

Metal up and over door with power and light connected.

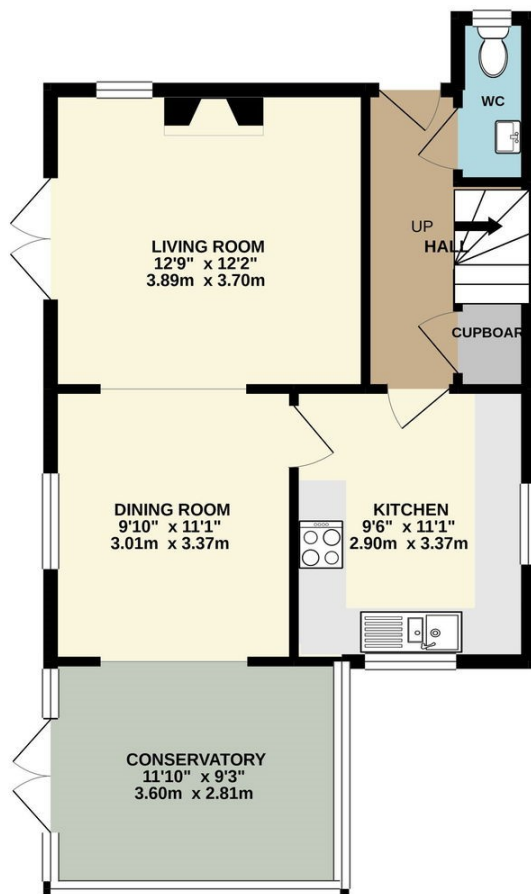
## **WORKSHOP**

Power and light connected.

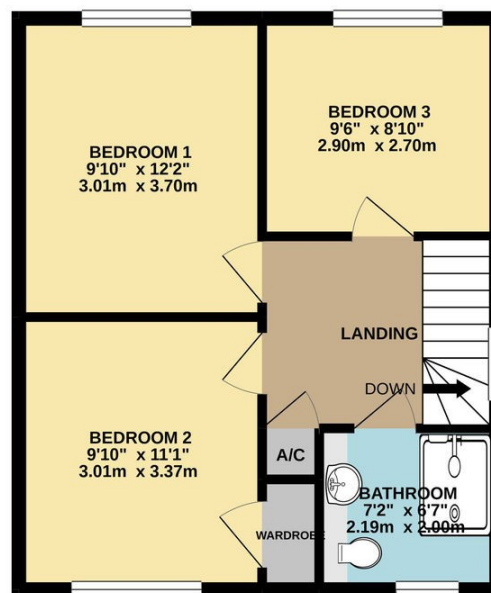




GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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### SERVICES

Mains water, gas, electricity and mains drainage.  
mobile coverage likely, broadband connection is ADSL, FTTC and FTTP available.

### VIEWINGS

By appointment with LAWSON.

### OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council).

### STRICTLY BY APPOINTMENT ONLY

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(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	

