

**Price £180,000**



**23C FRASER ROAD, TAMERTON FOLIOT, PLYMOUTH, PL5 4PH**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Lawson are delighted to market this spacious mid terrace family home, just a short walk from all amenities, schooling and transport links. The property benefits from accommodation arranged over two floors comprising; a PVCu double glazed front door leading into the sitting room with a window to the front elevation and carpeted stairs leading to the first floor landing and a doorway opening through into the kitchen/diner; fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, space for a fridge freezer, plumbing for a washing machine, electric cooker and four burner gas hob, filter canopy, wall mounted Worcester combination boiler, stainless steel sink drain unit with a mixer tap, tiled splash backs and a window overlooking the rear garden, large walk in storage cupboard and doorway to the rear.

The cloakroom has a low level WC, pedestal wash hand basin, tiled flooring and extractor fan. The carpeted stairs ascend to the first floor landing with a pull down loft access and a doorway into bedroom one.

Bedroom one is a spacious double room with two windows to the rear elevation. Bedroom two is a further double with windows to the front and a built in storage cupboard.

The family bathroom is fitted with matching white 3 piece suite comprising, a low level WC, pedestal wash hand basin, panel enclosed bath with a direct feed shower unit above and glass shower screen, tiled splash backs and wooden effect flooring.

Externally, to the front of the property there is a tarmac driveway providing parking for two vehicles. To the rear, the garden is westerly facing, fully fence enclosed with a gravelled patio and lawned area.

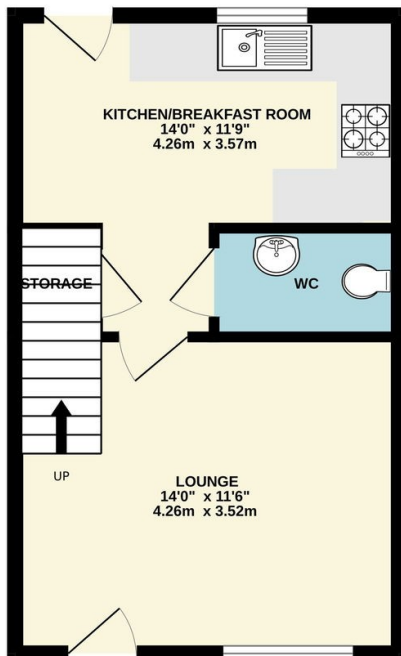
## TAMERTON FOLIOT

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 Whitleigh 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.

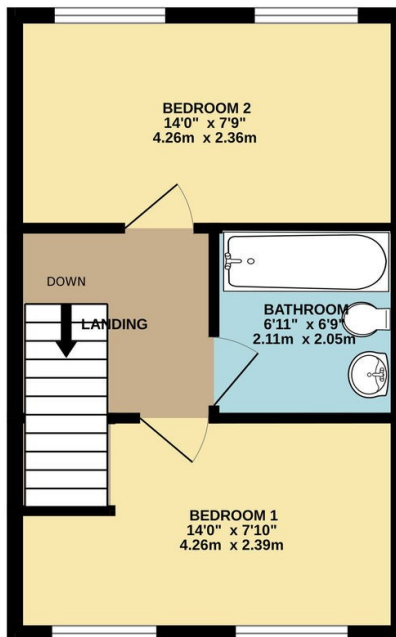


## FLOOR PLAN

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### UTILITIES

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

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

### 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. Copyright Lawson 2023.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	76	
(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	

