

Guide Price £500,000



53 SADDLERS WAY, TAMERTON FOLIOT, PLYMOUTH, PL5 4EH

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

FULL DESCRIPTION

Built by Taylor Wimpey in 2019, and having had just one owner since new, the decorative a second fittings remain in good order. Tucked away in this quiet, corner position at the end of the cul-de-sac, backing and siding onto countryside in this semi-rural, village locale, that still delivers easy access to Derriford Hospital.

A great, family home that boasts an impressive, fitted kitchen/diner/family room that opens onto the garden and a spacious, ground floor study/dining room/playroom, along with a large, dual aspect sitting room, with French doors that open onto the rear garden. Equipped with GCH and PVCu double glazing and exceedingly contemporary second fittings such as sanitaryware and floor coverings.

The accommodation briefly comprises of reception hall, cloakroom, study, living room, open-plan, fully fitted kitchen/diner/family room, utility room, master bedroom with en-suite-shower room, guest bedroom with en-suite shower room, two further double bedrooms, family bathroom.

Outside, the level plot includes a small front garden, a double tarmac drive, a large, double garage (with overhead storage space) and a spacious, level and secluded rear garden that faces east and south that includes a large patio and a family sized lawn and backs onto countryside.

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.

PLYMOUTH

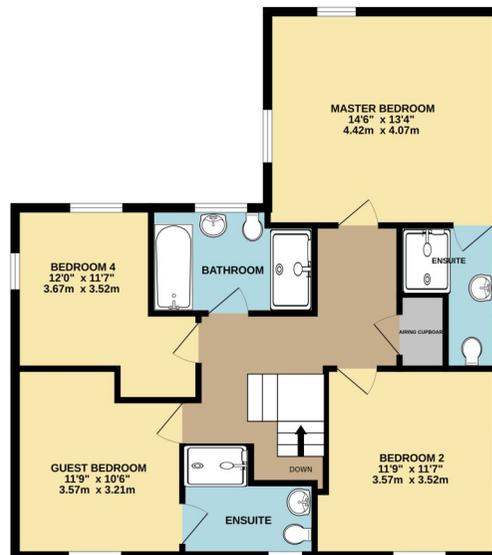
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2024/2025 is £2707.06 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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