

Offers Over £220,000 Freehold



43 IVY DRIVE, TAMERTON FOLIOT, PLYMOUTH, PL6 6FS

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Lawson are delighted to market this deceptively spacious, split level family home in Tamerton Foliot, just a short walk from all amenities and regular transport links. The property was constructed in 2018 to a high standard and benefits from split level and spacious accommodation comprising; double glazed front door leading to an entrance vestibule with a doorway to the cloakroom, the cloakroom has a low-level WC and wash hand basin, leading into a kitchen/breakfast room which is fitted with a matching range base and eye level storage cupboard with post formed and roll top worksurfaces, one and a half stainless steel sink drainer unit with a mixer tap, Zanussi electric oven, four burner gas hob and filter canopy, plumbing for the washing machine, space for fridge freezer, large larder storage cupboard, integral dishwasher and a wall mounted Potterton combination boiler and window to the front elevation overlooking the garden with the two allocated parking spaces.

From the kitchen / breakfast room, steps lead down to a large sitting room. The sitting room has wood effect flooring, French doors leading out to a beautiful West facing garden. From the kitchen/breakfast room, steps lead to the first floor sub landing.

On the first floor sub landing, there is a doorway to bedroom one which is a spacious double with two windows to the rear elevation overlooking neighbouring properties the Countryside and beyond, wall mounted heating controls and further steps lead to the sub landing to the bathroom.

The bathroom is fitted with a matching white three piece suite comprising, panel enclosed bath with a direct feed shower unit, tiled splash backs and glass screen, low level WVC, wash hand basin, spotlights and extractor.

Bedroom two is a further large double and has two windows to the front elevation.

Externally, the front garden is railing enclosed and low maintenance. To the rear, there is a large West facing flagged patio, astroturf lawn and lower deck, the rear garden is fully fenced enclosed with a gateway leading to a service lane and has an outside tap and light.

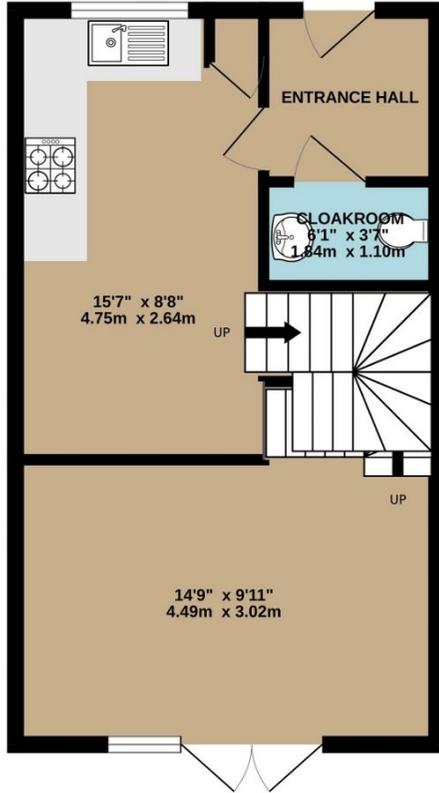
The tenure of this property is freehold and there is an estate charge of approximately £26 per calendar month which covers the communal grounds and maintenance of the children's play park.

TAMERTON FOLIOT

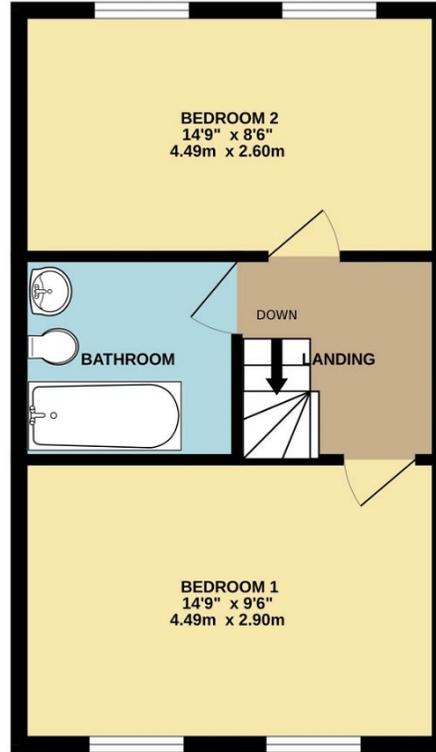
Tamerton Foliot, a village within a city... a beautiful conservation area with significant historic value. Tamerton Foliot is a popular village surrounded by countryside. Nestled approximately five miles north-west of Plymouth city centre. Regular bus routes give access to the city and surrounding areas. 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.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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 ' B ' for council tax purposes and the amount payable for the year 2024/2025 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 of 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 | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |

