



Twelve Trees, Rock Hill, Tamerton Foliot, Plymouth, Devon, PL5 4NY





# Guide Price £385,000



'Twelvetrees' is a fabulous modern detached bungalow built in the 1960's and occupies a magnificent south facing site of approximately 0.25 of an acre. The bungalow enjoys exceptional views across the village, incorporating the church and panoramic views of Cann woods. An idyllic and quiet setting, this is a rare opportunity to acquire a very special home.

The accommodation comprises of a conservatory, which enjoys the fabulous views, lounge/diner with feature fireplace, a hallway, 2 double bedrooms, kitchen and a bathroom. Whilst the bungalow has gas fired central heating and uPVC double glazing, there is now scope for some further improvement. To the rear is a walled courtyard which provides access to the long garage which has a roller door and a workshop area to the rear.

The exceptional front gardens are laid mainly to lawn, south facing and with fine open views towards Cann woods. A path leads via the side of the lawn down to the front of the property where there is a parking bay for 1-2 vehicles, which is located on Rock Hill.

The excellent range of local facilities include the nearby Derriford & Nuffield Hospitals, various business parks and superstores. There is a local primary school in Tamerton Foliot along with various pubs, shops and regular public transport to the City Centre some 5 miles distant.

## Agents Note

We understand the property comes with a planning application, PROPOSAL: Alteration, extension and refurbishment of existing bungalow to create additional bedroom with en-suite and enhanced open plan living/dining/kitchen accommodation. For more information please see Plymouth Gov website or speak to a member of the team. Application No: 24/00215/FUL

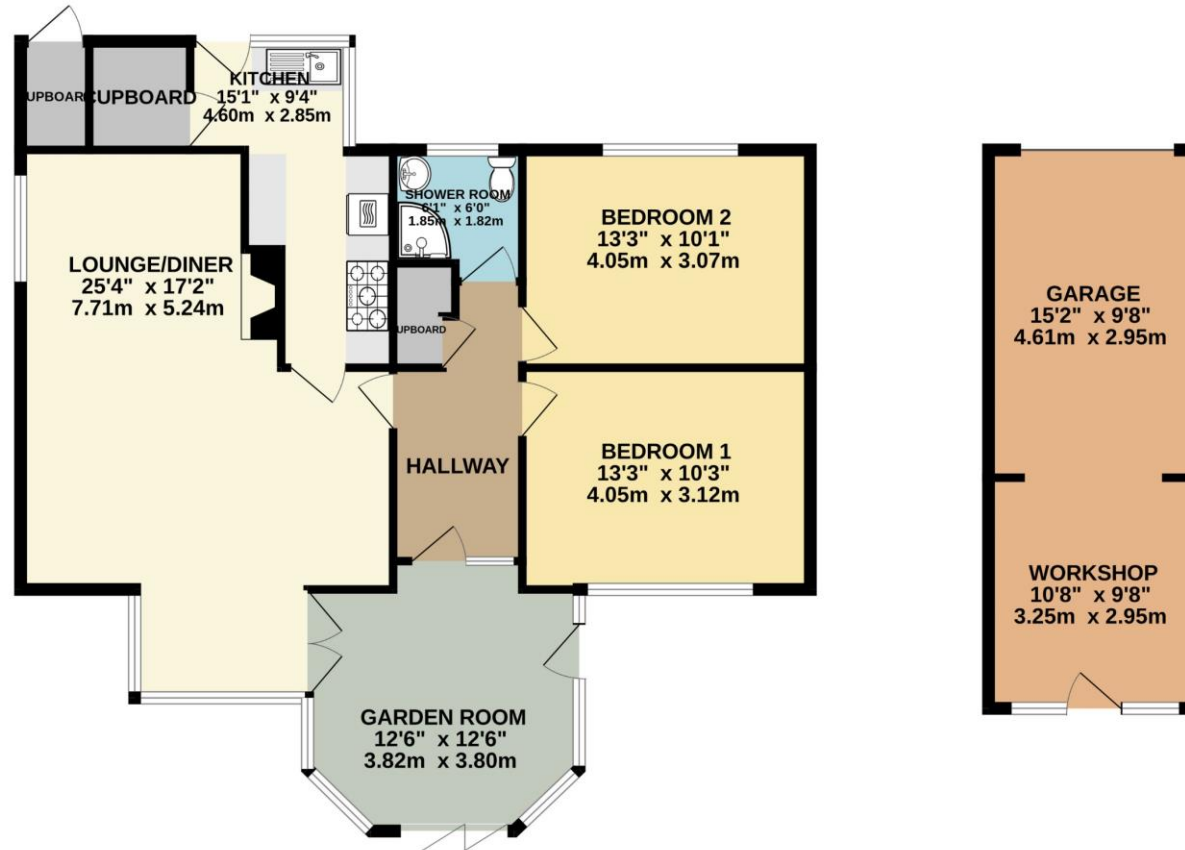
This property is vacant and there is therefore no onward chain.



To view this property call Lang Town & Country Estate Agents on 01752 256000.







TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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