



215 Tamerton Foliot Road, Tamerton Foliot, Plymouth, PL5 4NH



Offers Over £400,000



Nestled approximately five miles north-west of Plymouth city centre. Tamerton Foliot is a fantastic village location and is readily accessible to the business areas on the northern side of Plymouth including Derriford Hospital and Nuffield Health. The A38 is only about two and a half miles away. Dartmoor National Park lies within about three miles to the north. Tamerton Foliot 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, shops, pubs and take away restaurant's. 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.

Being offered to the market for the first time in over 40 years 'Colgaris' is a detached house nestled in a serene and picturesque setting. Situated on a spacious plot, this home boasts a level rear garden with a delightful south-facing orientation. At the end of the garden, a tranquil stream meanders, providing soothing natural backdrop to daily life. Backing onto the local nature reserve and woodlands, you'll enjoy a sense of seclusion and a direct connection to the local wildlife from your own back garden.

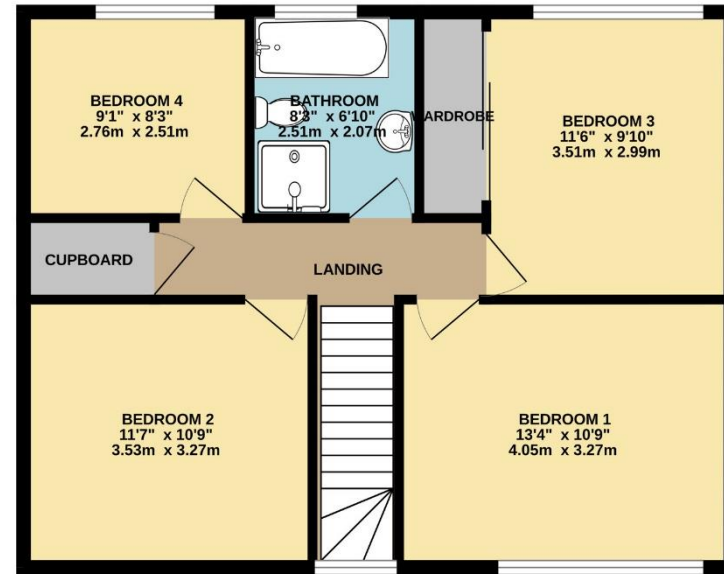
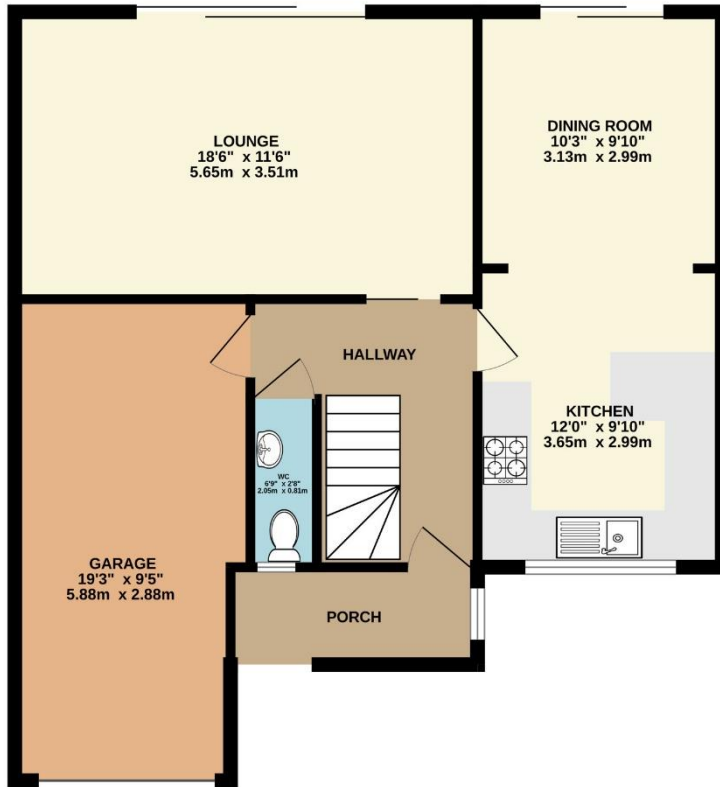
The accommodation comprises on the ground floor of an entrance hall, well-appointed sitting room with a gas fireplace and sliding patio doors that flood the space with natural light and offer seamless access to the garden. The kitchen/diner is the perfect space for family gatherings, providing ample space for both cooking and dining. Also, on the ground floor there is a useful understairs cupboard and a door providing access to the integral garage with power. On the first floor, this home offers four generously sized double bedrooms and a modern family bathroom complete with a bath, shower cubicle, WC, wash hand basin and heated towel rail.

To the front there is a mature front lawn and a driveway capable of accommodating three cars, providing both practicality and curb appeal. With its idyllic surroundings and well-designed living spaces, this four-bedroom detached house offers a harmonious blend of nature, comfort, and convenience.



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





TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

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