



**18 Riverside Walk,  
Tamerton Foliot, Plymouth, Devon, PL5 4AQ**

**£215,000**

**\*LINK DETACHED HOUSE BUILT IN THE 1980'S\* \*CUL-DE-SAC LOCATION\***

**\*UPVC DOUBLE GLAZING \* \* GAS CENTRAL HEATING\***

**\*WELL-PROPORTIONED ACCOMMODATION \* \*PORCH \* \* HALL \* \* DOWNSTAIRS WC\***

**\*SPACIOUS LOUNGE/DINING ROOM \* \* FITTED KITCHEN\* \*STUDY/BEDROOM 4 \***

**\* STORE \* \* THREE DOUBLE BEDROOMS\* \*MASTER WITH EN-SUITE \* \* BATHROOM/WC\***

**\*OFF STREET PARKING ON PRIVATE DRIVE \* \* SIDE ACCESS \* \*ENCLOSED REAR GARDEN**

**\* \* NO ONWARD CHAIN\***



**Alan Cummings & Co.**

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# 18 Riverside Walk, Tamerton Foliot, Plymouth, PL5 4AQ

**THE PROPERTY** A link detached house which is believed to have been built in the 1980's and located in this relatively quiet cul-de-sac comprising mainly of similarly designed properties. A well-proportioned two storey home having modern uPVC double glazing and gas fired central heating with a modern boiler. The accommodation comprising storm porch, entrance hall, useful downstairs cloakroom/wc, kitchen, a spacious 'L' shaped lounge/dining room with two sets of French doors overlooking and opening out to the rear garden and from here into the spacious study or fourth bedroom with a door off and this remodelled from the former integral garage. At first floor level three good size double bedrooms, the master bedroom having an en-suite shower room/wc and a family bathroom/wc.

With private parking on a drive, side access and with an enclosed low maintenance back garden.

**LOCATION** Tamerton Foliot is a popular village surrounded by countryside lying about five miles North West of Plymouth city centre. There are regular bus routes giving access to the city and surrounding areas and the village has ready access to a variety of business areas on the northern side of Plymouth including Derriford hospital.

The area is considered a dog walkers paradise with walks along the well-known beauty spots of 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 and a choice of public houses one of which is The Seven Stars thirteenth century pub in the heart of the village reputed to be the oldest pub in Plymouth. A choice of take away establishments and a popular highly regarded school being Mary Dean Primary.

Tamerton has a 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. Riverside Walk is situated close to the centre of the village, the church, village green and most of the amenities.

**STORM PORCH** Tile covered. PVC panelled part double glazed front door opens into:

## **GROUND FLOOR**

**HALL** Coved ceiling. Pendant light point. Staircase with carpeted treads rises and turns to the first floor.

**W.C.** 5' 5" x 2' 10" (1.65m x 0.86m) uPVC double glazed window to the front elevation. Modern white suite comprising close coupled wc, corner wash hand basin with tiled splashback. Electric consumer unit with trip switches.

**KITCHEN** 9' 0" x 9' 0" (2.74m x 2.74m) uPVC double glazed window to the front. A fitted kitchen with a range of cupboard and drawer storage set in wall and base units running along three sides. Roll edge work surfaces with tiled splashbacks. Inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include a 'Samsung' four ring variable size hob with illuminated extractor hood over and 'Samsung' electric fan assisted oven under. Space and plumbing suitable for automatic washing machine. Built in upright fridge/freezer. Coved ceiling. Triple spotlamp. Serving hatch to dining area.

**LOUNGE/DINING ROOM** 18' 0" x 15' 8" max. (5.49m x 4.78m max.) Two sets of uPVC double glazed French style windows overlook and open out to the rear garden. Coved ceiling with two pendant light points. Five sets of double wall light points plus a picture lamp over the fireplace with white surround, polished stone







fireback and hearth. T.V. aerial point. Telephone point. Serving hatch to the kitchen. A door opens to walk-in shelved understairs storage cupboard with light point. Door to:  
**STUDY/BEDROOM** 4 17' 1" x 9' 4" max. (5.21m x 2.84m max.) 'L' shaped. A spacious room created out of the conversion of the former garage now providing a large study or potential fourth bedroom. With a raised curved uPVC double glazed window to the front elevation. PVC double glazed door opening to the back garden. Coved ceiling with five bulb light point on dimmer switch control plus three wall light points also on dimmer switch control. Door to:  
**STORE** 6' 5" x 4' 4" (1.96m x 1.32m) Housing the wall mounted 'Worcester' gas fired boiler servicing the central heating and domestic hot water.

**FIRST FLOOR**

**LANDING** Coved ceiling. Pendant light point. Access hatch to loft.

**MASTER BEDROOM** 13' 5" x 9' 11" (4.09m x 3.02m) uPVC double glazed window to the front elevation. Coved ceiling. Pendant light point. Range of built-in bedroom furniture with double bed recess having fitted bedroom furniture to either side and over incorporating drawers, cupboards and wardrobes. Two downlighters. Telephone point. Matching dressing table with drawers under. Door to:

**EN-SUITE SHOWER ROOM** 9' 10" x 4' 8" max. in part 3'2" (3m x 1.42m max. in part 0.97m) Patterned obscure uPVC double glazed window to the rear elevation. White modern suite comprising close coupled wc, pedestal wash hand basin, shaver socket, shower with thermostatic shower control and light point with extractor fan.

**BEDROOM** 2 12' 9" x 11' 10" max. (3.89m x 3.61m max.) 'L' shaped. uPVC double glazed window to the front elevation. Coved ceiling. Pendant light point. Two louvre hardwood doors open to built-in storage cupboards over the stairs.

**BEDROOM** 3 11' 4" x 9' 2" (3.45m x 2.79m) uPVC double glazed window to the rear elevation. Coved ceiling. Light point. Fitted work desk/station with a range of fitted book shelves on two sides having storage cupboards under.

**BATHROOM** 7' 6" x 6' 3" (2.29m x 1.91m) Patterned obscure uPVC double glazed window to the rear elevation. Coloured suite comprising close coupled wc, vanity wash hand basin with cupboard under, mirror and fluorescent strip light with shaver socket over. Twin grip panelled bath with separate taps and wall mounted 'Mira 415' thermostatically controlled shower above. Patterned tiled walls.

**EXTERNALLY** A brick and paved drive provides off street parking. The property is set back from the street and pavement by a low maintenance front garden laid to decorative stone chippings with a number of ornamental bushes and shrubs. A side access pathway (shared with number 16) with decorative iron gate leads via a paved path giving access to the rear.

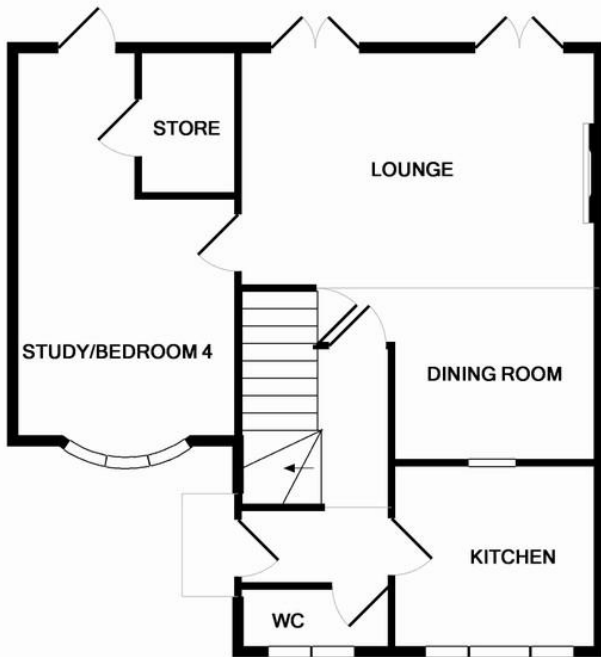
To the rear of the property a low maintenance back garden laid out with a paved patio and seating areas next to the property and beyond a wide terrace covered with decorative stone chippings. The garden enclosed by timber fencing. Adjoining and overlooking the stream running through the village with a tree backdrop on the far side. Rotary clothes dryer mounting point. Outside water tap. External lighting.

**FLOOR COVERINGS** The fitted floor coverings as seen are included in the sale price. New coverings were fitted to the hall, kitchen, downstairs wc, lounge/dining room and stairs in 2014.

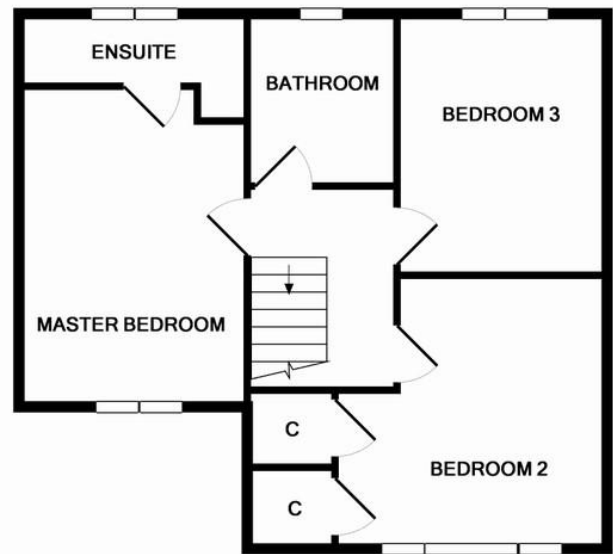
**TENURE** Freehold

**COUNCIL TAX BAND** 'D'

# 18 Riverside Walk, Tamerton Foliot, Plymouth, PL5 4AQ



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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