



**Falcon**

01752 600444

## **48 Cunningham Road**

Tamerton Foliot, Plymouth, PL5 4PS

Guide Price £210,000 - £220,000







## In Brief

### Beautifully Presented Three-Bedroom End-Terrace Home in Sought-After Location

**Reception Rooms** Living room - Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1,026SqFt

**Tenure** Freehold

**Parking** Allocated parking

**Council Tax** A

## Description

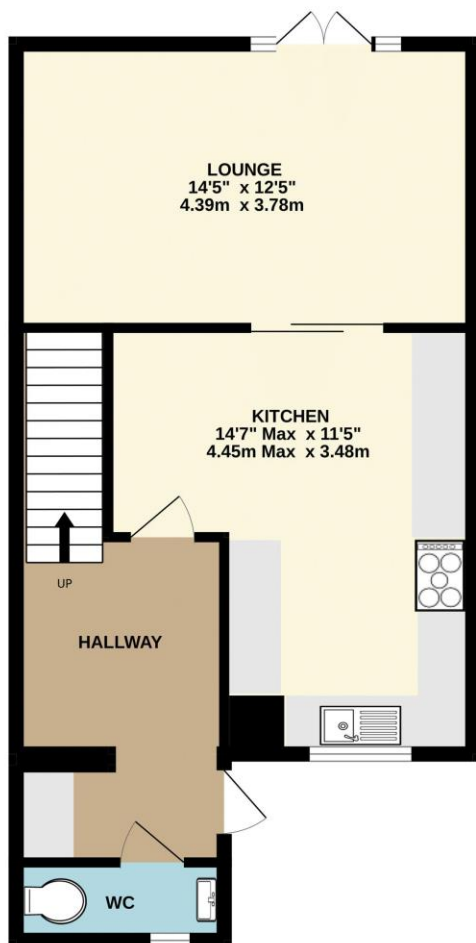
Beautifully Presented Three-Bedroom End-Terrace Home in Sought-After Tamerton Foliot Located in the ever-popular village of Tamerton Foliot, this well-appointed three-bedroom end-terrace property offers stylish, modern living in a peaceful residential setting. Ideal for families, first-time buyers, or investors, the home combines contemporary features with practical layout and thoughtful design. To the ground floor, a Cloakroom and Utility area, spacious and modern kitchen/dining room forms the heart of the home, perfect for entertaining or family life. The space flows seamlessly through sliding doors into a generously sized living area, filled with natural light. From here, patio doors open out onto a level, enclosed rear garden—an ideal spot for relaxing or alfresco dining. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family or guests. Additional benefits include gas central heating, double glazing throughout, one allocated parking space, and the convenience of visitor parking nearby. This property represents a fantastic opportunity to secure a modern home in a desirable and well-connected location. Early viewing is highly recommended.

**Need A Mortgage?**

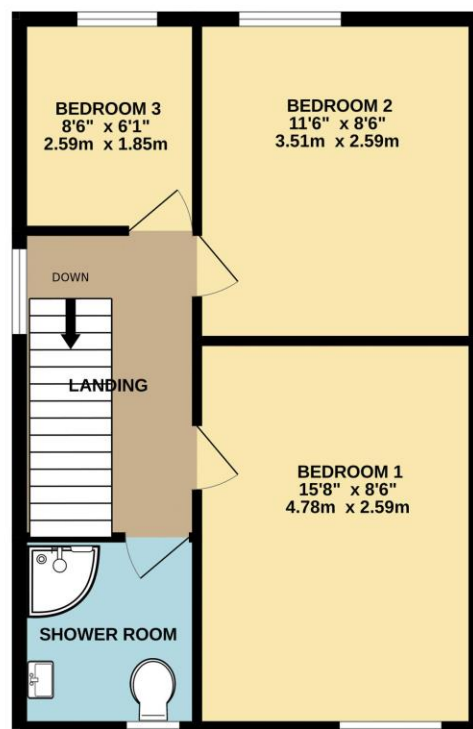
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR



1ST FLOOR



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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

