



# Falcon

01752 600444

## 19 Mary Dean Avenue

Tamerton Foliot, Plymouth, PL5 4LS

Guide price £230,000- £240,000







## In Brief

### Beautiful Mid terraced Property

**Reception Rooms** Large Living room and Kitchen- Diner

**Bedrooms** Three Bedrooms

**Heating** Gas Central Heating

**Area** 783Sqft

**Tenure** Freehold

**Parking** Garage in Block

**Council Tax** B

## Description

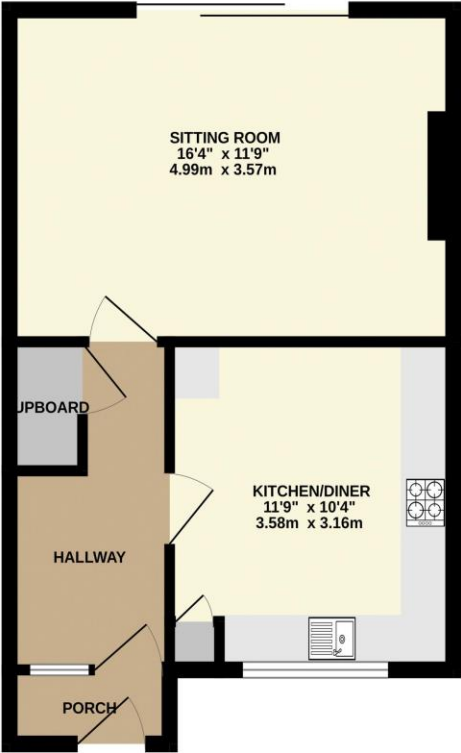
Charming Three-Bedroom Home in the Heart of Tamerton Foliot Nestled in a quiet and private position with no neighbouring houses directly in front or behind, this beautifully presented three-bedroom mid-terrace property offers the perfect balance of city convenience and village charm. The home boasts a spacious and beautifully light living room, with patio-style French doors that open onto a smartly landscaped rear garden—ideal for entertaining or relaxing in the sun. Kitchen - diner with wall and base units. To the first floor the property offers two generously sized double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom. This home also benefits from a garage in a nearby block, providing useful storage or secure parking. Situated in the popular village of Tamerton Foliot, the property is close to a highly regarded primary school and surrounded by lovely countryside walks. With a genuine sense of community, the area also offers local shops, three welcoming pubs, and excellent transport links to Plymouth city centre and Derriford Hospital. Whether you're a first-time buyer, downsizer, or a growing family, this delightful home is in fantastic condition and ready to move into—offering peaceful living on the edge of the city

Need A Mortgage?

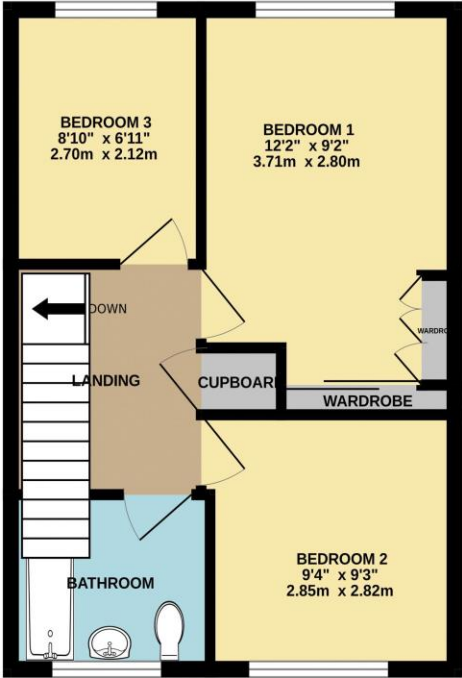
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(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		

