



10 LYNX LANE, SHERFORD
PLYMOUTH, PL9 8FF

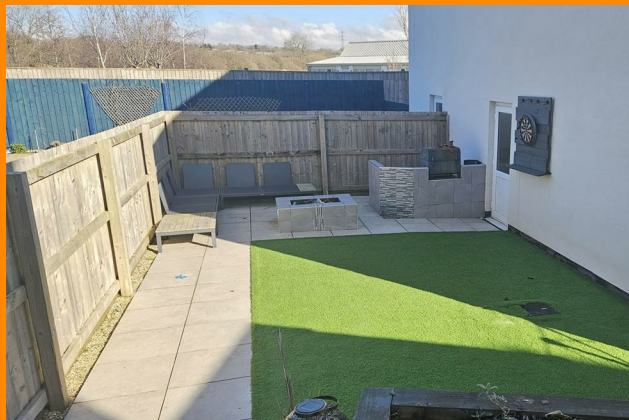
GUIDE - EO £450,000
FREEHOLD

A very well presented modern detached house located in the new town of Sherford on the outskirts of Plymouth. This property comprises 5 Bedrooms (2 of which are ensuite), lounge, study, kitchen/diner, family bathroom, utility and cloakroom. This residence benefits from having gas central heating, uPVC double glazing, gardens and a garage.



10 LYNX LANE

- Modern Detached House
- 5 Bedrooms, 2 Ensuites
- Lounge, Study, Kitchen/Diner
- Utility, Cloaks, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Gardens and Garage



Entrance:

Door into:

Hallway:

Stairs to first floor, doors to:

Study: 2.82m x 1.83m (9'3" x 6'0")

Radiator, window to front with blinds.

Lounge: 4.77m x 3.37m (15'7" x 11'0")

Feature media wall with recessed alcoves with lighting, recess for television and sound bar and built in electric flame effect fire. Radiator and French doors leading onto the rear patio.

Cloakroom:

Low level wc, wash hand basin.

Kitchen/Diner: 6.68m x 3.21m narrowing to 2.78m (21'10" x 10'6" narrowing to 9'1")

Dual aspect room.

Dining Area : Window to the front and radiator.

Kitchen Area: Modern wall and base units with work surfaces over and matching upstands. Built in gas hob with extractor over, dishwasher, full height fridge and double oven. Window to the rear. Door to:

Utility: 2.67m x 1.54m (8'9" x 5'0")

Wall cupboards, work surface and plumbing for washing machine and space for condensing tumble dryer.

First Floor Landing:

Storage cupboard, doors off to:

Bedroom 2: 3.83m x 3.36 (12'6" x 11'0")

Radiator, window to the rear. Door to:

Ensuite:

Shower cubicle with glazed door, lo level wc and wash hand basin. Towel radiator and window to the rear.

Bedroom 3: 3.37m x 2.76m (11'0" x 9'0")

Radiator and window to the front.

Bedroom 4: 3.04m x 2.87m (9'11" x 9'4")

Radiator and window to the front.

Bedroom 5: 3.56m x 2.05m (11'8" x 6'8")

Radiator and window to the rear.

Bathroom:

Suite comprising of bath with shower over with glazed screen, low level wc and wash hand basin. Towel radiator and window to the rear.

Bed 1 Lobby:

Window to the front, stairs upto:

Master Bedroom: 6.46m x 3.07m (21'2" x 10'0")

Dormer window to the front, radiator and access to under eaves storage. Built in wardrobes and door to:

Ensuite:

Double shower cubicle with glazed screen, low level wc and wash hand basin. Dormer window to the front elevation

Outside:

There is a small garden area to the front of the property. To the rear of the property there is a good sized patio area (a pathway leads back to the front). Steps lead down to a further garden area that is currently

artificially grassed. There is a further patio seating area and access to the garage.

Garage: 6.07 m x 2.9m (19'10" m x 9'6")

Metal up and over door. There is a parking space in front of the garage.

Material Information:

* Council Tax Band - E - Annual Cost £2707 (South Hams Council)

* Annual Service Charge - £TBC

* Construction - Traditional

* Mains gas, electric, sewage and water, Gas central heating,

* Parking - Garage

* Broadband - Standard-Available, Ultrafast- Available

* Mobile (voice) EE-Limited, Three-Likely, O2-Likely, Vodafone-Limited (indoor)

* Mobile (data) EE-Limited, Three-Likely, O2-Limited, Vodafone-Limited (indoor)

* Flood Risk - Very Low Risk

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ADDITIONAL INFORMATION

Local Authority – South Hams

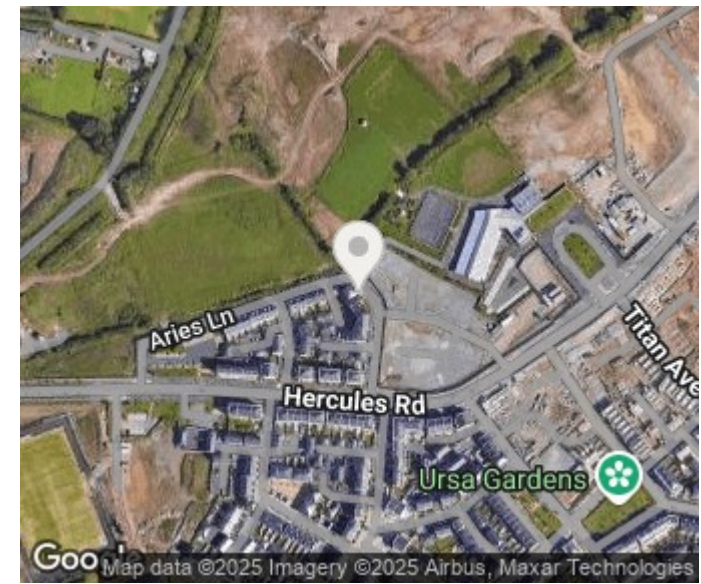
Council Tax – Band E


Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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