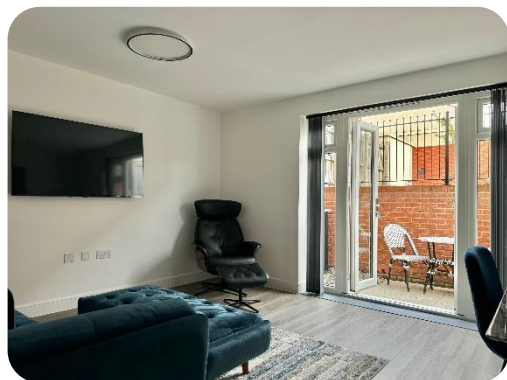




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**Offers In Excess Of £290,000 FREEHOLD**

**Beautifully presented three bedroomed mid terraced house, master with en-suite, garage and additional parking space in front, double glazing and gas central heating**

**URSA GARDENS, SHERFORD, PLYMOUTH**



## PROPERTY DETAILS

Presented to the market in show home condition is this modern three bed roomed mid terraced house, located in the popular development of Sherford. The accommodation comprises of entrance hall, a beautifully fitted kitchen/breakfast room, downstairs cloakroom, spacious lounge/dining room with French doors providing rear access, three bedrooms on the first floor (master with en-suite shower room), additional family bathroom and a landscaped rear garden. Other benefits include a single garage and a parking space in front of the garage, double glazing and gas central heating. This property is a real credit to the owners due to its immaculate presentation and must be viewed to appreciate the quality of the fixtures and fittings, which have been upgraded to a standard build.

**COUNCIL TAX BAND – C**  
**EPC - B**

Composite front door with inset glazed panels to;

### **ENTRANCE HALL**

Stairs to first floor with useful understairs storage cupboard and shelving, cupboard housing the electric meter and consumer unit, inset ceiling spotlights. Doors lead off the entrance hall providing access to all ground floor rooms. Karndean flooring runs throughout the entire ground floor.

### **KITCHEN/BREAKFAST ROOM**

**11'3 x 10' (3.43m x 3.05m)**

Fitted with a range of modern grey high gloss base and eye level units, granite worktops, inset one and a half bowl stainless steel sink unit with mixer tap, built-in Zanussi double oven and grill, Zanussi induction hob with extractor canopy over and glass splashback, Zanussi microwave, integrated fridge freezer, integrated Zanussi dishwasher, integral Zanussi washer dryer, wall mounted cupboard housing the boiler, fitted breakfast bar, radiator, UPVC double glazed window to front elevation, worktop lighting, LED plinth lighting.

### **LOUNGE/DINING ROOM**

**15'5 x 12'1 (4.70m x 3.68m)**

A spacious room running the full width of the property. UPVC double glazed French doors providing access to the rear garden, radiator.

### **CLOAKROOM**

**6' x 3'4 (1.83m x 1.02m)**

White suite comprising low level WC, pedestal basin, part tiled walls, radiator.

### **FIRST FLOOR**

#### **LANDING**

Access to loft space. Doors lead off the landing providing access to all first floor rooms.

#### **BEDROOM ONE**

**12' to rear of wardrobe x 9'1 (3.66m to rear of wardrobe x 2.77m)**

Recessed wardrobe with sliding mirrored doors, UPVC double glazed window to front elevation, radiator. Door to;

## **EN-SUITE SHOWER ROOM**

**5'8 x 5'5 (1.73m x 1.65m)**

Modern white suite comprising a corner glazed shower cubicle with shower attachment and tiled surround, low level WC, pedestal basin, part tiled walls, radiator, obscured UPVC double glazed window to front elevation.

## **BEDROOM TWO**

**11'1 x 8'7 (3.38m x 2.62m)**

UPVC double glazed window to rear elevation, radiator.

## **BEDROOM THREE**

**12' x 6'6 (3.66m x 1.98m)**

UPVC double glazed window to rear elevation, radiator.

## **BATHROOM**

**6'7 x 5'6 (2.01m x 1.68m)**

White suite comprising panelled bath with mixer taps and shower attachment, pedestal basin, low level WC, wall mounted chrome ladder style radiator, part tiled walls.

## **OUTSIDE**

A paved pathway and steps lead to the front entrance. The front of the property comprises of an enclosed garden laid to slate chippings and an outside light. The rear garden is enclosed and arranged over 2 levels, the bottom being laid to paving, providing a useful seating area. Side steps leading to an upper level with a feature seating area and railway sleepers as steps leading to a further astroturf lawned area. A wooden gate provides rear access.

## **GARAGE**

**19'1 x 9'7 (5.82m x 2.92m)**

Situated nearby to the property. Single with an up and over door. There is also a parking space in front of the garage, belonging to the property. We understand that the tenure of the garage is leasehold.

## **AGENTS NOTE**

The management company for the development is FirstPort and an estimated yearly service charge of £100.00-£150.00 will be payable.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

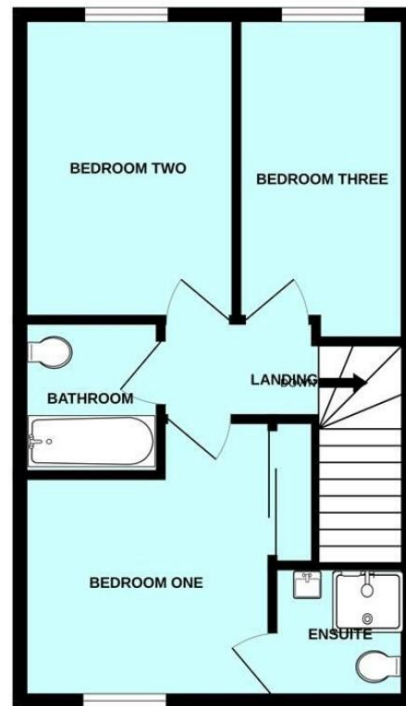
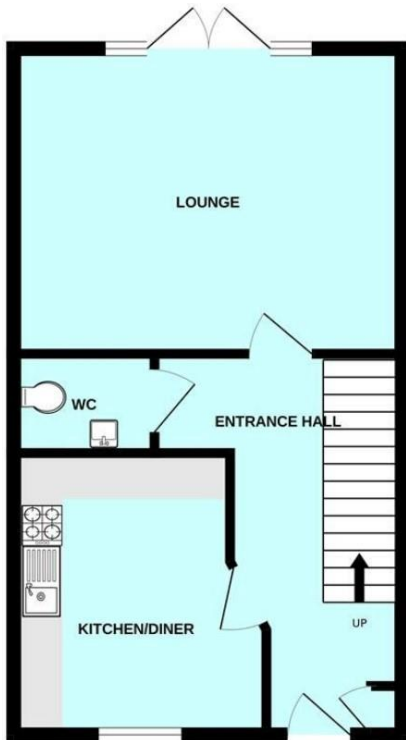
## **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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