



14 Tulip Lane, Sherford, Plymouth PL9 8WN

 Luscombe Maye
Since 1873



Guide Price £325,000 - £350,000

Accommodation

A part frosted glazed front door leads to the entrance hall which has a tiled floor and inset doormat, a cupboard housing the fuse box and smart metre. There are, stairs to the first floor and a door to the sitting room which is a good size with a sash window to the front and door leading on to the kitchen/dining room. This is a fantastic space - a real hub of the home - with plenty of space for a dining table and chairs, double French doors leading out to the garden with a further window to the rear. The kitchen was personalised from new, with the highest specification units available from the developer, including a Silestone worktop in white. It is fitted with a range of wall and base units, including a built-in full height larder, corner cupboard with le-mans carousel for additional storage and three pull out pan drawers. There is a 1½ bowl stainless steel sink unit with mixer tap, and all appliances are AEG, including an integral fridge and freezer, slimline freezer, slimline dishwasher, double oven/grill, induction hob and extractor. There is a cupboard housing the Ideal Logic combi boiler, and a built-in AEG washer-dryer. There is generous under stairs storage with tiled flooring throughout. A door leads to the downstairs WC which has a tiled floor and is fitted with a pedestal hand basin with mixer tap and splashback tiling, low level WC and heated towel rail.

The house has dual control central heating, so the temperature can be adjusted separately for both upstairs and downstairs.



Stairs rise from the entrance hall and turn to the first-floor landing which has a loft hatch and doors to all rooms. The stairs and first floor have been fitted with a beautiful Berber carpet made of 100% wool for extra warmth and comfort underfoot. There are two double bedrooms and one good-sized single, all of which have built-in double wardrobes providing useful hanging and storage space. The main bedroom benefits from an en-suite shower room with a frosted sash window to the front, a fully tiled shower cubicle with rainfall shower and additional hand-held shower attachment, low level WC, pedestal hand basin with mixer tap and mirror over, half tiled walls, tiled floor and a heated towel rail.

The family bathroom is fitted with a matching suite comprising a panelled bath with fully tiled surround and shower over, pedestal hand basin with mixer tap, low level WC, heated towel rail and half tiled walls.

Outside

To the front of the property is a small lawn area bounded by cast iron railings and driveway parking for two vehicles with additional space for a further vehicle parked on the road. There are two security lights at the front of the house and an external double socket on the driveway for power. There is a separate power supply already installed, which could be converted to an electric car charging point, if required. There is a bike storage shed at the end of the driveway which is lockable. The rear garden is mainly laid to lawn with fenced perimeters and a paved patio directly outside the French windows from the kitchen. Bamboo has been installed for additional privacy, together with a back security light, outdoor double socket and outdoor tap. A gate leading to the driveway provides pedestrian access to the front.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council.

Council Tax: Band D.

Tenure: Freehold.

Services: Mains gas, electricity, water and drainage. Heating and hot water provided by Ideal Logic combi boiler located in the kitchen.

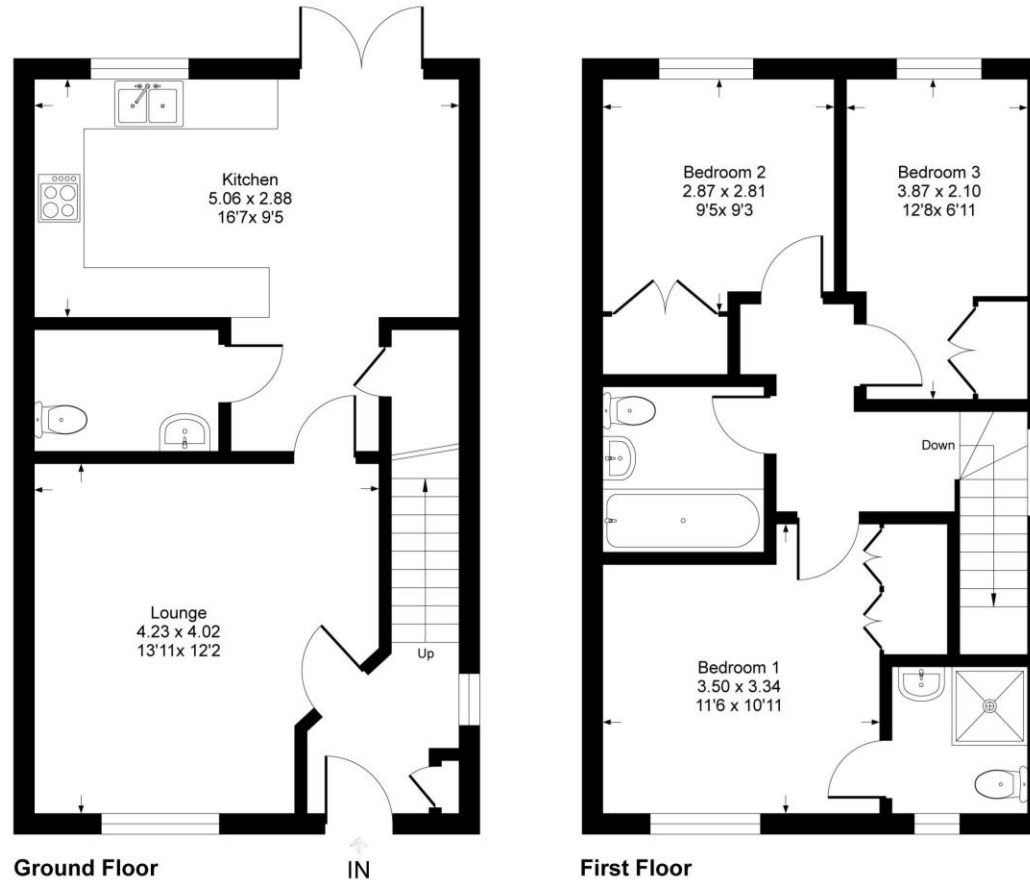
Parking: Driveway parking for two vehicles.

Construction: Standard.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Luscombe Maye

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