



Aquila Drive, Sherford Plymouth PL9 8GW

welcome to

Aquila Drive, Sherford Plymouth

*** 40% SHARED OWNERSHIP***

A fantastic opportunity for A FAMILY HOME This Modern FOUR BEDROOM End of Terrace, town house with a MASTER ENSUITE and Family Bathroom a GARAGE and PARKING space, level REAR GARDEN and a MODERN kitchen with INTEGRATED APPLIANCES. Call Fox & Sons today!!



Entrance Porch

Double glazed door on entrance with doors to the kitchen, down stairs cloakroom and lounge. Stairs to the first floor and a wall mounted radiator.

Downstairs Cloakroom

Pedestal wash hand basin with mixer taps and w/c with a wall mounted radiator.

Lounge

10' 4" x 16' 4" (3.15m x 4.98m)

Double glazed window and doubled glazed french doors to the rear. There is a cupboard for storage and a wall mounted radiator.

Kitchen

15' 8" x 9' 2" (4.78m x 2.79m)

Modern wall and base units with integrated fridge freezer, built in waist height electric double oven, gas hob with splash back and stainless steel filter hood above the hob. There is space for a washing machine and the worktop has a stainless steel 1 1/2 sink and drainer unit with mixer tap. There is a cupboard housing the boiler unit. Double glazed modern sash window to the front and a wall mounted radiator.

Landing

Wall mounted radiator and doors to the bedrooms and bathroom.

Bedroom One

16' 1" x 10' 7" (4.90m x 3.23m)

Double bedroom with two double glazed windows to the rear. Double glazed french doors to a Juliet balcony. Wall mounted radiator and door to the ensuite bathroom.

Ensuite Bathroom

9' 1" x 4' 1" (2.77m x 1.24m)

Walk in shower which runs off the mains with a glass folding screen. Pedestal wall mounted wash hand basin with mixer tap with w/c. A white heated towel rail and extractor fan.

Bedroom Two

16' 4" x 9' 1" (4.98m x 2.77m)

Doubled bedroom with two modern double glazed sash windows to the front. Wall mounted radiator.

Bedroom Three

11' 6" x 16' 4" (3.51m x 4.98m)

Double bedroom with two double glazed windows to the rear and a wall mounted radiator.

Bedroom Four

14' 8" x 9' 1" (4.47m x 2.77m)

Double bedroom with double glazed modern sash window to the front and a wall mounted radiator.

Bathroom

White suite comprising of panel bath. The shower is enclosed by a glass screen, with a pedestal wall mounted wash hand basin with mixer tap. Stainless steel heated towel rail and w/c. A cupboard with storage and an extractor fan.

Second Floor Landing

Cupboard housing pressure unit and access to loft hatch.

Garden

Paved patio area, mainly laid to lawn. Graveled with border all enclosed within a wooden fence and a gate for rear access to the garage.

Garage

A single garage with a up and over door.

Parking

Parking for one car in front of the garage.



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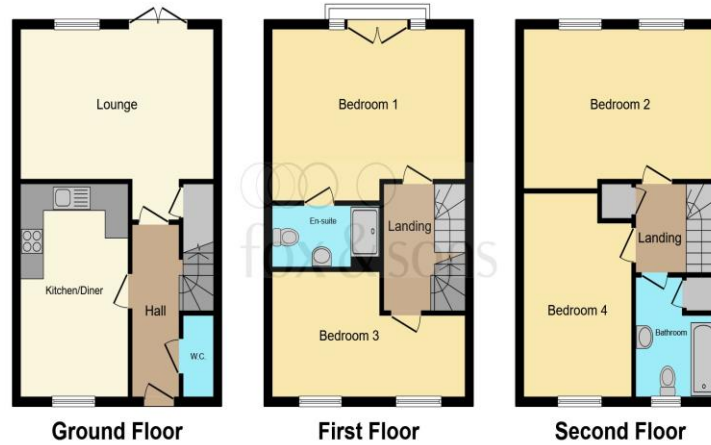
Aquila Drive, Sherford Plymouth

- FOUR BEDROOM END OF TERRACE TOWN HOUSE
- MODERN AND IMMACULATE THROUGHOUT
- COUNCIL TAX BAND E
- 40% SHARED OWNERSHIP
- KITCHEN DINER WITH INTEGRAL APPLIANCES

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 990 years from 13 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£148,000



Total floor area 125.3 m² (1,348 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP103810 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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