



Gemini Road, Sherford PLYMOUTH PL9 8FL

welcome to

Gemini Road, Sherford PLYMOUTH

*** NO CHAIN ***

A fantastic opportunity to purchase this FOUR BEDROOM, end of terrace TOWN HOUSE offering VERSATILE living arrangements with a MASTER ENSUITE, a STUNNING kitchen, REAR GARDEN and GARAGE and PARKING to rear and is to be sold with NO CHAIN! Call Fox & Sons today to book



Entrance Hall

Doors to cloakroom, kitchen, storage cupboard and lounge with stairs to first floor.

Kitchen

9' 2" x 15' 7" (2.79m x 4.75m)

A modern navy wall and base unit kitchen with integrated electric oven with induction hob and hood, washing machine, dish washer and fridge freezer. Space for a dining table with additional two units and double glazed window to front elevation.

Lounge

14' max x 16' 4" max (4.27m max x 4.98m max)

Double glazed window to rear elevation, storage cupboard and patio doors to the rear garden.

Cloakroom

WC, double glazed obscure window to front elevation.

First Floor Landing

Doors to bedroom 1 and 4 and stairs to second floor.

Bedroom 1

15' 4" max x 10' 5" max (4.67m max x 3.17m max)

Two double glazed windows to rear elevation, radiator and door to ensuite.

Ensuite

Walk in shower, WC, pedestal sink, radiator and extractor fan.

Bedroom 4

16' 5" max x 10' 8" max (5.00m max x 3.25m max)

Two double glazed windows to front elevation and radiator.

Second Floor Landing

Doors to bedrooms 2, 3 and bathroom. A storage cupboard and loft access.

Bedroom 2

10' 5" max x 16' 3" max (3.17m max x 4.95m max)

Two double glazed windows to rear elevation and

radiator.

Bedroom 3

15' 8" max x 9' 1" max (4.78m max x 2.77m max)

Double glazed window to front elevation and radiator.

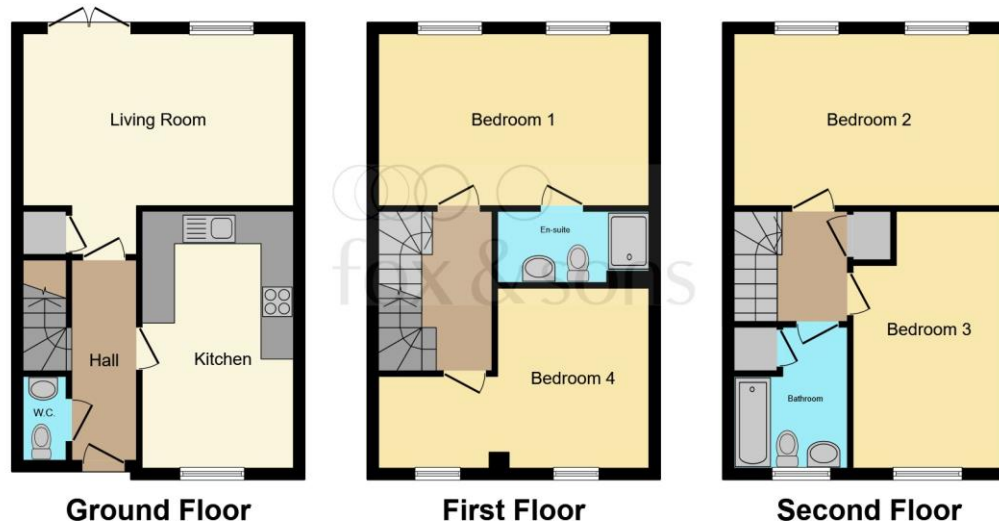
Bathroom

Bath with mains shower, WC, pedestal sink, radiator, storage cupboard and double glazed obscure window to front elevation.

Rear Garden

A patio area mixed with lawn leading down to second lower tier of mostly lawn with pathway leading to rear gate with access to the allocated parking space and garage.

Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Gemini Road, Sherford PLYMOUTH

- Four Bedroom Town House
- End Terrace
- Garden With Side And Rear Access
- Edge Of Popular Sherford Development
- Remainder Of 10 Year NHBC Guarantee

Tenure: Freehold EPC Rating: B

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP103938 - 0002

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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