



Cygnus Mews, Sherford Plymouth PL9 8FP

welcome to

Cygnus Mews, Sherford Plymouth

Fox and sons are thrilled to bring to the market this STUNNING TWO BEDROOM DETACHED coach house. Located in the fantastic SHERFORD, Plymouth. The property is very close to SCHOOLS, SHOPS and BUS ROUTES. This home is ready to move into with a COMPLETE CHAIN. Call today to book your viewing!



Entrance Hall

As you enter, there is a radiator to the right. Access to the store/study room and stairs leading to the first floor landing.

Store/Study Room

10' 2" Max x 15' 9" Max (3.10m Max x 4.80m Max)

Large storage space, access to the garage internally and under stairs storage.

Landing

A large landing space giving access to bedroom 1, 2, lounge and bathroom.

Bedroom 1

16' 2" Max x 9' 2" Max (4.93m Max x 2.79m Max)

A large bedroom with double glazed windows and a radiator to the front. Fitted blinds on the windows.

Bedroom 2

15' 7" Max x 9' Max (4.75m Max x 2.74m Max)

A large bedroom with double glazing and a radiator to the front with fitted blinds. A built in storage cupboard with hanging rails.

Living Space With Kitchen

16' 5" Max x 15' 9" Max (5.00m Max x 4.80m Max)

A well spaced living area, space for dining and seating. Double glazed windows to the front with a radiator sitting below and a second along the right side wall.

The kitchen has work surfaces and matching splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with a stainless-steel splash-back and cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for a washing machine. Wall-mounted cabinet with concealed lighting beneath. Loft hatch

Bathroom

LED lit ceiling, pedestal basin, W/C and a bath with overhead shower.

Garage



view this property online fox-and-sons.co.uk/Property/PYP104388



welcome to

Cygnus Mews, Sherford Plymouth

- Detached
- Garage
- Two Double Bedrooms
- Studio/Store Room
- Open Plan Living

Tenure: Freehold EPC Rating: C
Council Tax Band: B



£210,000

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



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104388



Property Ref:
PYP104388 - 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.


fox & sons



01752 344349



plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon,
PL7 2HJ



fox-and-sons.co.uk