

Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

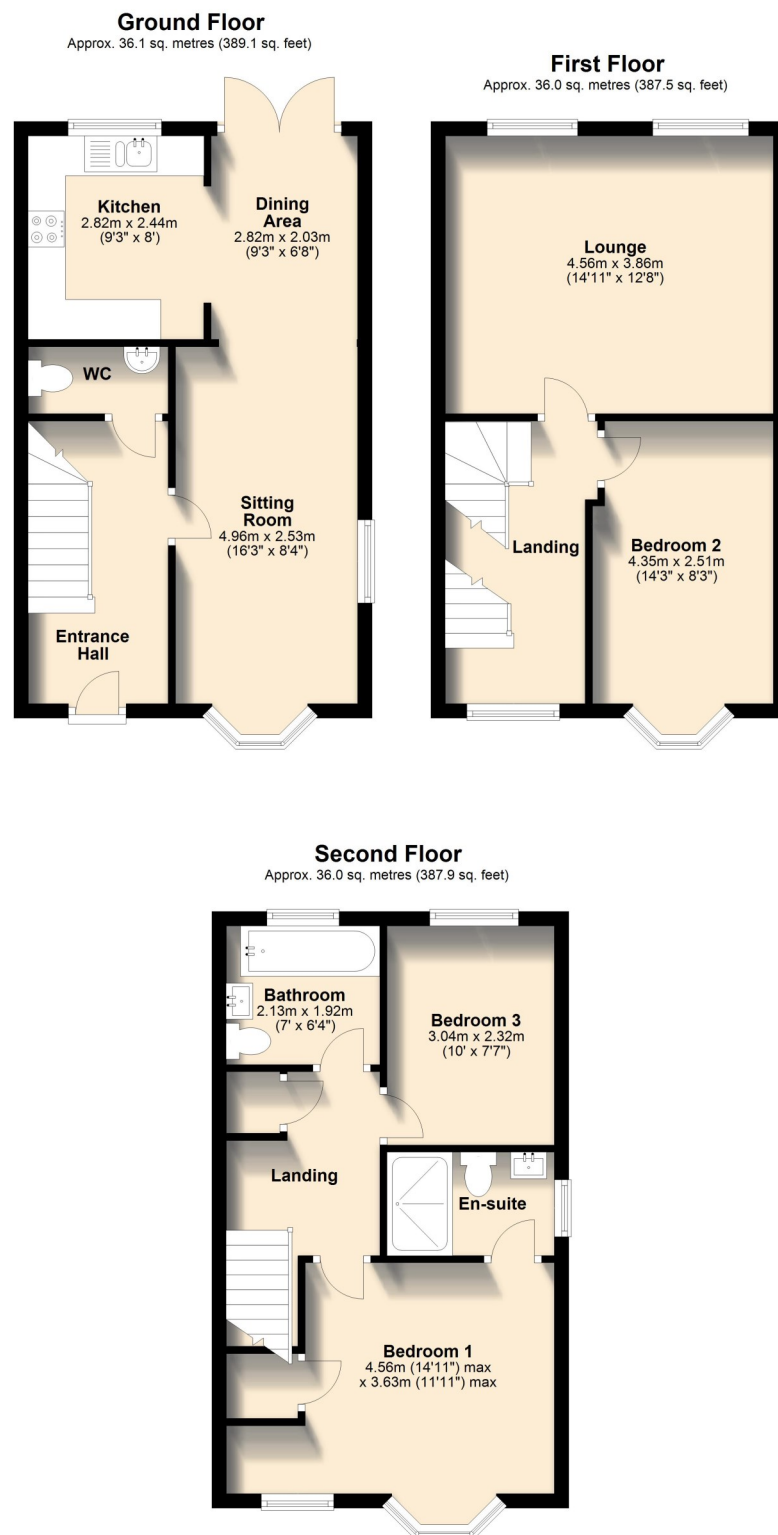
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

30/H/24 5538

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



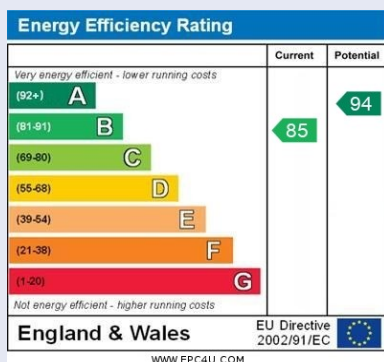
**BEAUTIFUL MODERN HOME
SOUGHT AFTER CUL-DE-SAC
THREE BEDROOMS
TWO RECEPTIONS
PRIVATE DRIVE & GARAGE
LOVELY FRONT OUTLOOK
SOUTH WESTERLY GARDEN**

**19 Pandora Grove, Sherford,
Plymouth, PL9 8LZ**

We feel you may buy this property because...
'Of the lovely position and the well-presented, spacious accommodation on offer.'

£425,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Rear Garden

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £8,750

Second Home or Investment

Property: £21,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///empire.mining.scout

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This attractive semi-detached home is positioned with a sought-after cul-de-sac within Sherford and enjoys a front outlook across Sherford pond. Internally the well-presented and versatile accommodation is arranged over three floors and comprises sitting room, dining area, kitchen and downstairs wc on the ground floor. The first floor boasts a large lounge, which could equally be a fourth bedroom, and the second bedroom. Finally, the second floor offers the main bedroom with en-suite, bedroom three and the main bathroom. Further benefits include double glazing, central heating and externally there is a private driveway measuring 16.18m (53') in length which leads to a larger than average single garage and a south westerly facing, enclosed rear garden. Plymouth Homes advise an early viewing to appreciate the position and layout of this stunning, modern home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via the main entrance door into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors into the sitting room and the downstairs wc.

SITTING ROOM**4.96m (16'3") x 2.53m (8'4")**

A versatile room that could equally be used as the lounge, with double glazed sash bay window to the front, double glazed sash window to the side, two radiators, open plan into the dining area.

DINING AREA**2.82m (9'3") x 2.03m (6'8")**

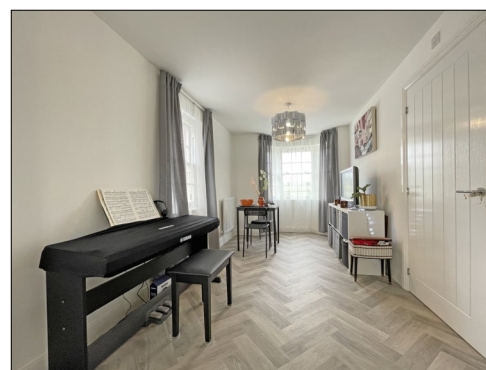
With uPVC glazed double doors to the garden, open plan into the kitchen.

KITCHEN**2.82m (9'3") x 2.44m (8')**

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with wall mounted cooker hood above, double glazed window to the rear, recessed ceiling spotlights, extractor fan.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, radiator.

**FIRST FLOOR****LANDING**

With double glazed sash window to the front, radiator, stairs rising to the second-floor landing.

LOUNGE**4.56m (14'11") x 3.86m (12'8")**

A lovely sized reception room, which could equally be used as a potential fourth bedroom, with two double glazed windows to the rear, two radiators.

BEDROOM 2**4.35m (14'3") x 2.51m (8'3")**

A double bedroom with double glazed sash bay window to the front, radiator.

SECOND FLOOR**LANDING**

With built in storage cupboard and doors to all rooms.

BEDROOM 1**4.56m (14'11") max x 3.63m (11'11") max**

A lovely double bedroom with double glazed sash bay and separate sash window to the front, radiator, built in storage cupboard, door into the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double glazed sash window to the side, radiator.

BEDROOM 3**3.04m (10') x 2.32m (7'7")**

A third double bedroom with double glazed window to the rear, radiator.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the rear, radiator.

OUTSIDE:**FRONT**The property is set within a sought-after cul-de-sac within the popular Sherford development and enjoys the front outlook across Sherford pond. At the front, the property is approached via a garden area, enclosed by decorative railings, with a gate and paved pathway leading to the covered entrance. To the right of the property is a private driveway measuring **16.18m (53')** in length, with gates halfway, and leading to a gate to the garden and up and over door the garage.**REAR**The rear opens to a south westerly facing garden measuring **11.57m (37'1") in length x 4.97m (16'3") in width**. The garden comprises paved patio and lawned areas, enclosed by wall and fencing.**GARAGE**An oversized single garage measuring **5.96m (19'6") x 2.97m (9'9")** with up and over door to the driveway, power supply, lighting and pitched roof space which could be used for storage.**AGENT'S NOTE**

We're informed the land behind the property has been earmarked for a secondary school to be built.