



40 Capricorn Way

Sherford, Plymouth, PL9 8FU

£290,000



Beautifully-presented end-terraced family home in a desirable position with accommodation comprising entrance hall, downstairs cloakroom/wc, generous open-plan living room/kitchen, 3 bedrooms, family bathroom & master ensuite shower room. Enclosed westerly-facing rear garden. Garage & parking space. uPVC double-glazing.



CAPRICORN WAY, SHERFORD, PLYMOUTH, PL9 8FU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'3 x 6'1 (3.12m x 1.85m)

Doorway leading to the cloakroom/wc. Doorway opening into the living room.

DOWNSTAIRS CLOAKROOM/WC

White wc and pedestal wash handbasin with tiled splash-back.

OPEN-PLAN LIVING ROOM 15'6 x 16'4 (4.72m x 4.98m)

Ample space for seating and dining. Staircase ascending to the first floor accommodation. Under-stairs cupboard. Window with fitted blind to the rear elevation. French windows providing access to the garden. Open-plan access through into the kitchen.

KITCHEN 10'8 x 9'2 (3.25m x 2.79m)

Fitted with a range of modern cabinets with white gloss fascias, matching work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Stainless-steel 4-burner gas hob with splash-back and cooker hood. Built-in fridge and freezer. Built-in washing machine. Built-in dishwasher. Inset ceiling spotlights. Window with fitted blind to the front elevation.

FIRST FLOOR LANDING

Doors leading to the first floor accommodation. Loft access hatch.

BEDROOM ONE 12'8 x 10'3 maximum (3.86m x 3.12m maximum)

Double bedroom. Window with fitted blind to the rear elevation over-looking the garden. Built-in wardrobe. Cupboard fitted with a slatted shelf housing the gas boiler. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 5' (2.03m x 1.52m)

Fully-tiled double-size shower cubicle with sliding door, wc, pedestal wash handbasin. Bathroom cabinet. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation. Shaver point.

BEDROOM TWO 10'4 x 8'6 (3.15m x 2.59m)

Dual-aspect room. Windows with fitted blinds to the front and side elevations.

BEDROOM THREE 10'4 x 6'9 (3.15m x 2.06m)

Window with fitted blind to the front elevation.

BATHROOM 6'10 x 6'2 (2.08m x 1.88m)

White suite comprising bath with centrally-positioned tap with wall-mounted controls, over-bath shower system and glass screen, wc, pedestal wash handbasin. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. Bathroom cabinet. Shaver point. Wall-mounted towel rail/radiator.

GARAGE 19'4 x 9'8 (5.89m x 2.95m)

Open-&-over door to the front.

OUTSIDE

Small enclosed garden with railings to the front. The rear garden has been landscaped and has a porcelain-tiled patio. Outside tap. Outside lighting. Outside power point.

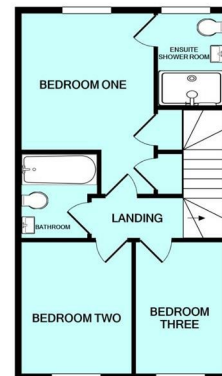
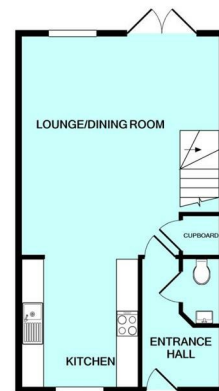
COUNCIL TAX

South Hams District Council
Council tax band C

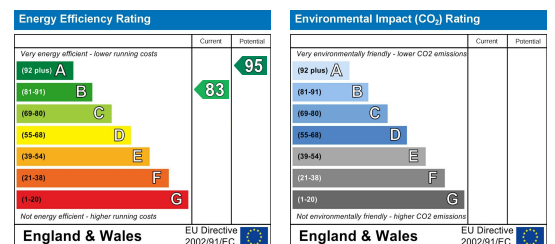
Area Map



Floor Plans



Energy Efficiency Graph



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