



5 Andromeda Grove

Sherford, Plymouth, PL9 8GF

£259,950



Superbly-situated modern mid-terraced house on the outskirts of Sherford close to the country park being sold with no onward chain. The accommodation comprises an open-plan living room & kitchen, downstairs cloakroom/wc, 2 double bedrooms & shower room. Enclosed westerly-facing garden to the rear & garage with parking in front. Double-glazing & central heating.



ANDROMEDA GROVE, SHERFORD, PL9 8GF

ACCOMMODATION

Front door providing access and opening into an entrance area.

ENTRANCE AREA

Doorway to the downstairs cloakroom/wc. Open-plan access through into the living room. Wall-mounted consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN 24'11 x 14'2 (7.59m x 4.32m)

A spacious dual aspect open-plan ground floor with windows with fitted blinds to the front and rear elevations. French doors with fitted blinds opening onto the westerly-facing rear garden. Staircase ascending to the first floor. Under-stairs cupboard. The kitchen area has a range of matching cabinets with work surfaces. Stainless-steel single drainer sink. Built-in oven. 4-burner gas hob with a splash-back and cooker hood above. Integral fridge and freezer. Integral washing machine and dishwasher. Under-unit work top lighting. Inset ceiling spotlights.

DOWNSTAIRS CLOAKROOM/WC 5'10 x 4'10 (1.78m x 1.47m)

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 14'3 x 9'10 (wall-to-wall) (4.34m x 3.00m (wall-to-wall))

Situated to the rear of the property. 2 windows with fitted blinds. Built-in wardrobes with sliding doors fitted with hanging rails and shelf. Additional over-stairs storage cupboard.

BEDROOM TWO 14'2 x 7'11 (4.32m x 2.41m)

Situated to the front elevation. 2 windows with fitted blinds.

SHOWER ROOM 6'10 x 6'6 (2.08m x 1.98m)

Comprising a large tiled shower with a fixed glass screen, wc and pedestal basin. Bathroom cabinet with mirror doors. Wall-mounted towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

GARAGE 19'10 x 9'8 (6.05m x 2.95m)

Pitched roof. Up-&-over door the front elevation. Parking in front of the garage.

OUTSIDE

A small front garden laid to chippings with a stone border. Outside light. The rear garden is enclosed and enjoys a westerly aspect. There is a paved patio and pathway, gate and an area laid to artificial grass.

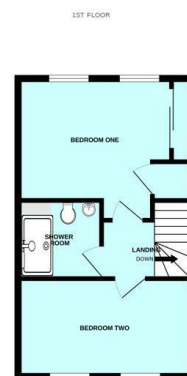
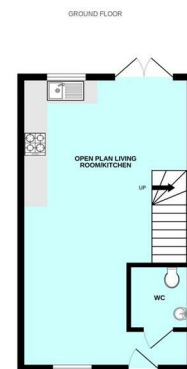
COUNCIL TAX

South Hams District Council
Council tax band C

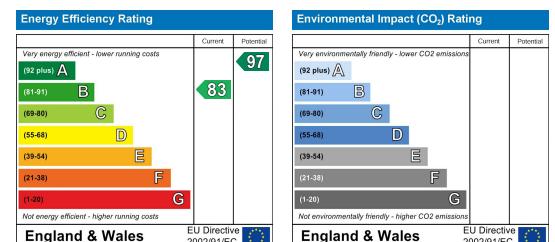
Area Map



Floor Plans



Energy Efficiency Graph



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