



## 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.

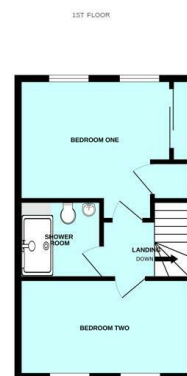
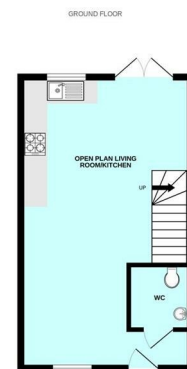
### COUNCIL TAX

South Hams District Council  
Council tax band C

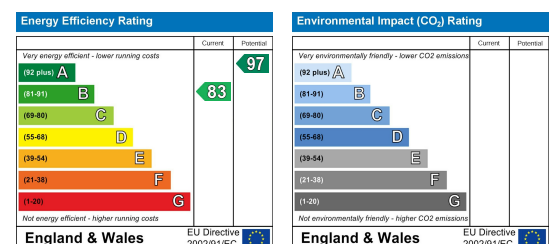
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.