



## 89 Gemini Road

Sherford, Plymouth, PL9 8FL

Offers In Excess Of £450,000



Substantial semi-detached house in a lovely position within Gemini Road, opposite the country park. To the rear there are landscaped gardens with an adjacent garage with power. Briefly, the accommodation comprises an entrance hall, sitting room, open-plan kitchen/dining room & downstairs cloakroom/wc. The upper floors host 5 bedrooms, 3 with ensuite facilities & family bathroom. In addition the master bedroom has an ensuite dressing room. No onward chain.



## GEMINI ROAD, SHERFORD, PL9 8FL

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 15'2 x 10'7 max dimensions (4.62m x 3.23m max dimensions)

An 'L-shaped' room. Staircase ascending to the first floor. Under-stairs cupboard. Oak flooring. High ceilings. Sash window to the side elevation.

### SITTING ROOM 17'4 x 11'8 (5.28m x 3.56m)

A superb reception room with views towards the country park. 4 sash windows. Oak flooring. High ceilings with coving.

### KITCHEN/DINING ROOM 20'2 x 14'11 max dimensions (6.15m x 4.55m max dimensions)

An open-plan 'L-shaped' room with a tiled floor throughout. Ample space for dining table and chairs. High ceilings. Pendant lighting and inset ceiling spotlights. Window with a fitted blind to the rear elevation overlooking the garden. French doors with fitted blinds opening onto the garden. Matching base and wall-mounted kitchen cabinets with work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Inset Bosch induction hob with a glass splash-back and cooker hood above. Built-in oven and grill. Baxi gas boiler concealed by a matching cabinet. Integral fridge and freezer. Dishwasher. Washing machine.

### DOWNSTAIRS CLOAKROOM/WC 7'11 x 4'4 (2.41m x 1.32m)

Fitted with a wc and basin with a cabinet beneath providing storage. Oak flooring. High ceilings. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase continuing to the second floor. Recessed storage cupboard.

### BEDROOM ONE 12'10 x 10'9 (3.91m x 3.28m)

2 windows to the rear elevation. Doorway opening into the ensuite dressing room and doorway opening into the ensuite shower room.

### ENSUITE DRESSING ROOM 7'10 x 6'1 (2.39m x 1.85m)

Sash window to the front elevation with views towards the country park.

### ENSUITE SHOWER ROOM 8'8 x 5'1 (2.64m x 1.55m)

Comprising a walk-in tiled shower with sliding glass door, pedestal basin and wc. Mirrored cabinet over the basin. Floor-mounted storage cupboard. Towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

### BEDROOM FOUR 11'9 x 8'10 (3.58m x 2.69m)

Sash window to the front elevation with views towards the country park.

### BEDROOM FIVE 11'9 x 8'3 (3.58m x 2.51m)

Sash window to the front elevation with views towards the country park.

### FAMILY BATHROOM 8'7 x 6'2 (2.62m x 1.88m)

Comprising a bath with a shower system over and wall-mounted controls, pedestal basin and wc. Wall-mounted towel rail/radiator. Floor-mounted cabinet. Partly-tiled walls. Obscured window to the rear elevation. Inset ceiling spotlights.

### SECOND FLOOR LANDING

Providing access to the second floor accommodation. Loft hatch.

### BEDROOM TWO 17'6 to wardrobe rear x 12'1 (5.33m to wardrobe rear x 3.68m)

Situated to the front elevation. 2 sash windows with lovely views towards the country park. Recessed double wardrobe with hanging rail and shelf. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'11 x 5' (2.41m x 1.52m)

Comprising an enclosed tiled shower with a sliding glass door, pedestal basin and wc. Wall-mounted towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

### BEDROOM THREE 11'10 x 11'9 at widest points (3.61m x 3.58m at widest points)

2 windows to the rear elevation. Cupboard housing the Megaflo hot water cylinder. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'1 x 5' (2.46m x 1.52m)

Comprising an enclosed tiled shower with sliding glass doors, pedestal basin and wc. Medicine cabinet over the basin. Wall-mounted towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

### GARAGE 19'8 x 9'9 (5.99m x 2.97m)

Pitched roof. Up-&-over door to the front elevation. Power and lighting.

### OUTSIDE

The garden to the rear is landscaped with areas laid to paving, decking and artificial grass. There are raised beds laid to chippings. A rear access gate provides access to the garage. To the front of the property there is a small garden enclosed by walling and railings. There are shrub beds, paving and an outside light.

### COUNCIL TAX

South Hams District Council  
Council tax band E

## Area Map



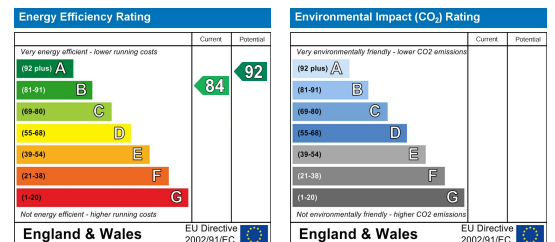
## Floor Plans



GROUND FLOOR



## 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.