



90 Hercules Road

Sherford, Plymouth, PL9 8FA

£379,950



Superbly-presented 3-storey mid-terraced townhouse enjoying a landscaped south-facing rear garden, parking & nearby garage. Briefly, the accommodation comprises an entrance hall with large downstairs cloakroom/wc, dining/reception room & kitchen. Whilst on the first floor there is a formal lounge, 2 bedrooms & family bathroom. On the second floor there are 2 large double bedrooms both with ensuite shower rooms. Double-glazing & central heating.



HERCULES ROAD, SHERFORD, PLYMOUTH PL9 8FA

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 17'7 x 6'1 (5.36m x 1.85m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Open-plan area beneath. Built-in cloak cupboard.

DINING/RECEPTION ROOM 17'5 x 11'1 (5.31m x 3.38m)

A generous room with high ceilings. Window to the rear elevation. French doors leading to outside. Cupboard housing the hot water cylinder.

KITCHEN 11' x 10'10 (3.35m x 3.30m)

Range of base and wall-mounted cabinets with matching fascias, hard wood work surfaces and tiled splash-backs. Built-in double oven and grill. Inset hob with a cooker hood above. Inset sink. Integral appliances include dishwasher, washing machine, fridge and freezer. High ceilings. Inset ceiling spotlights. 2 windows with fitted blinds to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 6'9 x 4'7 (2.06m x 1.40m)

A generous downstairs cloakroom fitted with a wc with a concealed cistern and a push-button flush and a pedestal basin. High ceilings.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase continues to the top floor. Recessed cupboard.

LOUNGE 17'4 x 10'9 (5.28m x 3.28m)

2 windows to the front elevation.

BEDROOM THREE 10'1 x 9'4 (max) (3.07m x 2.84m (max))

Window to the rear elevation.

BEDROOM FOUR 9'5 x 8'10 (2.87m x 2.69m)

Window to the rear elevation.

FAMILY BATHROOM 6'11 x 6'5 (2.11m x 1.96m)

Comprising a bath with a shower system over and glass screen, wc with a push-button flush and wall-mounted basin. Towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlighting.

TOP LANDING

Providing access to the remaining accommodation. Loft hatch. Over-stairs cupboard housing the gas boiler.

BEDROOM ONE 17'4 x 9'7 (5.28m x 2.92m)

Situated to the rear with 2 windows with nice views towards Elburton. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 4'11 (2.03m x 1.50m)

Comprising a double-sized shower, wall-mounted basin and wc with a push-button flush. Towel rail/radiator. Partly-tiled walls. Inset ceiling spotlighting.

BEDROOM TWO 17'5 x 10'2 (5.31m x 3.10m)

Situated to the elevation with 2 windows. Built-in wardrobes with sliding mirrored doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 4'11 (2.03m x 1.50m)

Comprising a double-sized shower, wall-mounted basin and wc with a push-button flush. Towel rail/radiator. 2 wall-mounted cabinets. Partly-tiled walls. Inset ceiling spotlighting.

GARAGE

Up-&-over door to the front elevation.

OUTSIDE

The front garden sets the property back from the road and is laid to slate chippings. A pathway leads to the main front entrance. The rear garden has been landscaped with Indian sandstone paviors and artificial grass lawn. There is a pergola and retained raise beds. A rear access gate leads to the garage and parking.

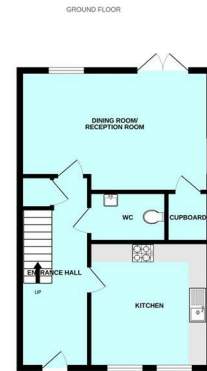
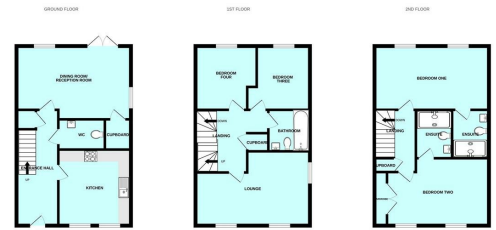
COUNCIL TAX

Plymouth City Council
Council tax band E

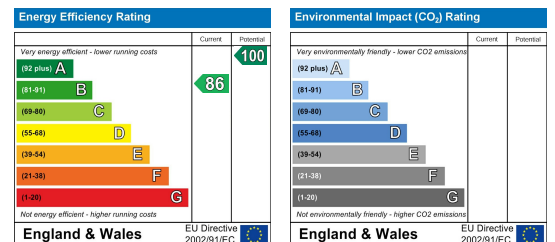
Area Map



Floor Plans



Energy Efficiency Graph



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