



6 Ursa Gardens

Sherford, Plymouth, PL9 8GS

Offers In Excess Of £300,000



Nicely-presented 3-storey townhouse with spacious accommodation throughout. Briefly, the accommodation comprises an entrance hall, downstairs cloakroom/wc, open-plan kitchen/dining/living room with fitted flooring throughout opening onto the rear garden, first floor lounge, 3 bedrooms, bathroom & ensuite shower room. Driveway & parking. Double-glazing & central heating. No onward chain.



URSA GARDENS, SHERFORD, PL9 8GS

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'11 x 6'2 (3.63m x 1.88m)

Providing access to the ground floor accommodation. Stairs ascending to the first floor. Under-stairs cupboard. Fitted flooring. High ceiling.

DOWNSTAIRS CLOAKROOM/WC 6'3 x 3'3 (1.91m x 0.99m)

Comprising a pedestal basin with a tiled splash-back and wc. Fitted flooring.

KITCHEN AREA 15'4 x 9'7 (4.67m x 2.92m)

Range of base and wall-mounted cabinets with matching fascias and work surface. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. Inset 4-burner gas hob with a cooker hood above. Integral fridge and freezer. Integral dishwasher. Integral washing machine. Fitted flooring. Feature high ceiling. Open-plan access through to the dining/living room.

DINING/LIVING ROOM 16'3 x 11'1 (4.95m x 3.38m)

Matching island. Breakfast bar. Storage cabinets. Feature high ceiling. Double doors opening onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

LOUNGE 16'3 max width x 15'4 (4.95m max width x 4.67m)

2 windows with fitted blinds to the front elevation providing views over the green space. Fitted flooring.

BEDROOM TWO 12'2 x 11'10 (3.71m x 3.61m)

Window with fitted blind to the rear elevation.

TOP FLOOR LANDING

Providing access to the remaining accommodation. Cupboard housing the gas boiler. Loft hatch. Window to the rear elevation.

BEDROOM ONE 16'3 x 9'6 (4.95m x 2.90m)

Situated to the front. 2 windows with fitted blinds to the front elevation with lovely views. Fitted flooring. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'9 x 5'7 (2.36m x 1.70m)

Comprising an enclosed shower, pedestal basin and wc. Fully-tiled walls. Fitted floor.

BEDROOM THREE 10'2 x 9'3 (3.10m x 2.82m)

Range of built-in wardrobes with sliding doors. Fitted dressing table. Window with fitted blind to the rear elevation.

BATHROOM 6'11 x 5'6 (2.11m x 1.68m)

Comprising a bath with a shower over and a glass screen, pedestal basin and wc. Partly-tiled walls.

GARAGE 19'9 x 10'2 (6.02m x 3.10m)

Up-&-over doors to both the front and rear elevations. Power and lighting. The rear door opens onto a tarmac parking area/hard stand.

OUTSIDE

To the front of the property there is an enclosed area laid to paving providing access to the front door. Outside light. The rear garden has areas of lawn and paving. Outside light and outside power points.

COUNCIL TAX

South Hams District Council
Council tax band D

AGENT'S NOTE

There is an estate service charge of approximately £216.36 per annum.

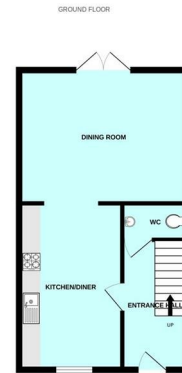
Area Map



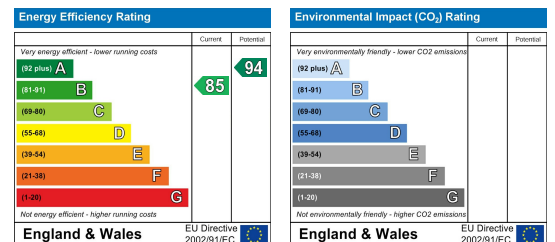
Floor Plans



Map with StreetView



Energy Efficiency Graph



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