Julian Marks | PEOPLE, PASSION AND SERVICE



38 Sherril Close

Staddiscombe, Plymouth, PL9 9DB

Offers Over £230,000



Spend time in viewing this lovely end-terraced family home which enjoys accommodation comprising an entrance porch, lounge, modern fitted kitchen/dining room, 3 good-sized bedrooms & family bathroom. The property benefits from double-glazing and gas-fired central heating. To the rear there is a lovely enclosed good-sized rear garden.



SHERRIL CLOSE, STADDISCOMBE, PL9 9DB

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

Double-glazed windows to both side elevations. Part-glazed wooden inner door leading into the lounge.

LOUNGE 19'7" x 10'11" (5.98 x 3.34)

2 double-glazed windows to the front elevation. Stairs rising to the first floor accommodation. Laminate floor.

KITCHEN/DINING ROOM 19'7" x 10'2" incl kitchen units (5.97 x 3.10 incl kitchen units)

Contemporary-style modern fitted kitchen with matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Free-standing multi-fuel range cooker. Space and plumbing for washing machine. Integrated slimline dishwasher. Integrated fridge-freezer. Laminate floor. Double-glazed window to the rear. Within the dining area, full-length double-glazed window and double-glazed door providing a pleasant outlook and access onto the rear garden.

Please note that the free-standing multi-fuel range cooker will be included within the sale price of the property.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 10'9" x 8'11" to the wardrobe face (3.28 x 2.73 to the wardrobe face)

Double-glazed window to the rear elevation with a lovely open outlook over local rooftops. Mirror-fronted recessed wardrobes providing useful storage and hanging space.

BEDROOM TWO 10'0" x 7'1" excl door recess (3.05 x 2.17 excl door recess)

Double-glazed window to the front elevation.

BEDROOM THREE 7'1" x 12'5" (2.17 x 3.81)

Double-glazed window to the front elevation.

BATHROOM 8'6" x 5'7" (2.60 x 1.71)

White modern suite comprising a bath with mixer tap, tiled area surround and shower unit with spray attachment over, pedestal wash basin and a low level toilet. 2 obscured double-glazed windows to the rear elevation.

OUTSIDE

At the front of the property there is a gravelled enclosed area with steps leading down to a paved area adjacent to the front of the property. A path leads down the side of the property through to the rear. The rear garden is a fabulous feature to this property with a good-sized level lawned central area, a paved area adjacent to the rear of the property and a further good-sized paved area at the end of the garden with a raised flower bed. The garden is enclosed by timber-fencing providing a good degree of seclusion and privacy.

COUNCIL TAX

Plymouth City Council Council tax band B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



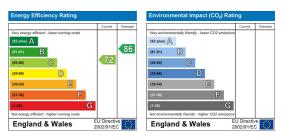
Floor Plans



1ST 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 firms employment has the authority to make or give any representation or warranty in respect of the property.