



## 4 Cygnus Mews

Sherford, Plymouth, PL9 8FP

£225,000



An attractive detached coach house situated in a quiet mews with accommodation briefly comprising an open-plan living room & kitchen, 2 double bedrooms & bathroom. There is also a small garage & studio/store room. Double-glazing & central heating.



CYGNUS MEWS, SHERFORD, PL9 8FP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Staircase with LED lit hand rail ascending to first floor landing.

FIRST FLOOR LANDING

Providing access to the accommodation.

OPEN-PLAN LIVING ROOM & KITCHEN 16'5 x 15'9 (5.00m x 4.80m)

Ample space for seating and dining. The kitchen area has a range of matching cabinets with work surfaces and matching splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with a stainless-steel splash-back and cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for a washing machine. Wall-mounted cabinet with concealed lighting beneath. Loft hatch. 2 windows with fitted blinds to the front elevation.

BEDROOM ONE 15'10 x 8'11 (4.83m x 2.72m)

Window with fitted blind to the front elevation.

BEDROOM TWO 15'9 x 8'7 (4.80m x 2.62m)

Window with fitted blind to the front elevation. Built-in cupboard with hanging rail and slatted shelf.

BATHROOM 6'9 x 6'4 (2.06m x 1.93m)

Comprising a bath with a mixer tap shower system, wc and pedestal basin. Partly-tiled walls. Feature LED lit ceiling.

STUDIO/STORE ROOM 12'6 x 10' (3.81m x 3.05m)

Created from part of the garage. Feature LED inset lighting. Storage cupboard. Doorway opening into the garage space.

GARAGE 10'2 x 7'4 (3.10m x 2.24m)

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

COUNCIL TAX

Plymouth City Council  
Council tax band B

SERVICES

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

AGENT'S NOTE

There is an annual management charge of £160.

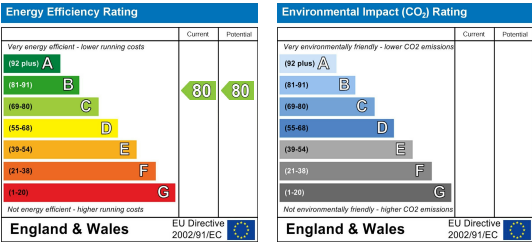
Area Map



Floor Plans



Energy Efficiency Graph



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