# Julian Marks | PEOPLE, PASSION AND SERVICE



# 39 Gemini Road

Sherford, Plymouth, PL9 8FL

£510,000









Superbly-presented brick-faced end-terraced townhouse with feature high ceilings situated in a lovely position within Sherford, overlooking the countryside. The accommodation throughout is beautifully-presented & briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, study plus a dual aspect open-plan kitchen/dining room with a separate utility. The upper floors host 5 double bedrooms together with master ensuite shower room, family bathroom & an additional top-floor shower room. To the rear there is a landscaped garden with a bar & access to the garage & parking space. Double-glazing & central heating.



#### GEMINI ROAD, SHERFORD, PL9 8FL

#### **ACCOMMODATION**

Front door opening into the entrance hall.

#### **ENTRANCE HALL**

Providing access to the ground floor accommodation. Stairs ascending to the first floor. Cloak cupboard plus an additional meter/broom cupboard.

#### DOWNSTAIRS CLOAKROOM/WC 6' x 2'11 (1.83m x 0.89m)

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

#### LOUNGE 16'2 x 11'6 (4.93m x 3.51m)

French doors to the rear opening onto the garden

#### KITCHEN/DINING ROOM 22'6 x 11'6 (6.86m x 3.51m)

A dual aspect open-plan kitchen/dining room with a window to the front elevation and French doors to the rear. Ample space for dining table and chairs. Range of built-in cabinets with matching fascias and work surfaces. Inset sink. Inset stainless-steel 5-burner gas hob with a stainless-steel splash-back and cooker hood above. Built-in oven and grill. Integral fridge and freezer. Integral dishwasher. Inset ceiling spotlights. Doorway opening into a utility cupboard.

#### UTILITY 6'8 x 2'10 (2.03m x 0.86m)

Integral washing machine with matching cabinet. Work surface. Space for tumble dryer. Wall-mounted gas boiler. Shelving.

# STUDY 14'2 x 5'11 (4.32m x 1.80m)

2 windows to the front elevation.

#### FIRST FLOOR LANDING

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

#### BEDROOM ONE 15'3 x 11'6 (4.65m x 3.51m)

Window to the rear elevation. Doorway opening into the ensuite shower room.

#### SHOWER ROOM 7'1 x 6'11 (2.16m x 2.11m)

Comprising a double-sized tiled shower, pedestal basin and wc. Window to the front elevation with lovely views.

#### BEDROOM TWO 15'5 x 10'1 (4.70m x 3.07m)

2 windows to the front elevation.

# BEDROOM THREE 11'6 x 12'2 (3.51m x 3.71m)

Window to the rear elevation.

### FAMILY BATHROOM 8'9 x 7'11 (2.67m x 2.41m)

Comprising a bath, separate tiled shower, pedestal basin and wc. Matching tiled splash-backs around the bath and over the basin. Window to the front elevation with lovely views.

#### TOP FLOOR LANDING

Providing access to the top floor accommodation. Cupboard housing the hot water cylinder. Velux-style skylight to the rear providing natural light to the staircase.

# BEDROOM FOUR 13'7 x 11'6 (4.14m x 3.51m)

Window to the front elevation with lovely views

#### BEDROOM FIVE 13'8 x 11'1 (4.17m x 3.38m)

Window to the front elevation with lovely views

#### SHOWER ROOM 7'3 into bay x 7'9 (2.21m into bay x 2.36m)

Comprising an enclosed tiled shower, pedestal basin and wc. Obscured window to the front elevation.

#### GARAGE 19'9 x 10'3 (6.02m x 3.12m)

Up-&-over door to the front elevation. Pitched roof for storage.

### BAR 9'4 x 9' (2.84m x 2.74m)

A detached bar with composite cladding for ease of maintenance. Pitched roof. Open to 2 elevations with hung shutters. Space for fridge and freezer. Storage. Power and lighting.

# OUTSIDE

The rear garden has been landscaped and has areas laid to porcelain tiles, artificial grass and composite decking. There are raised shrub and flower beds, outside lighting and a side pathway provides external access to the front. A separate pathway leads to the garage and the parking to the rear. The front garden is laid to lawn and enclosed by beech hedging. Outside light.

#### **COUNCIL TAX**

Plymouth City Council

Council tax band E

#### MANAGEMENT CHARGE

There is a management charge of approximately £300 per annum.

#### SERVICES

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

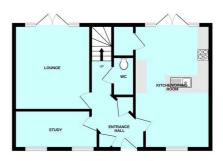
# **Area Map**



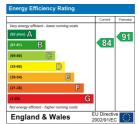
#### Floor Plans

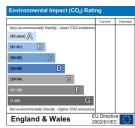


GROUND FLOOR



# **Energy Efficiency Graph**





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