



39 Gemini Road

Sherford, Plymouth, PL9 8FL

Offers In Excess Of £500,000



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.

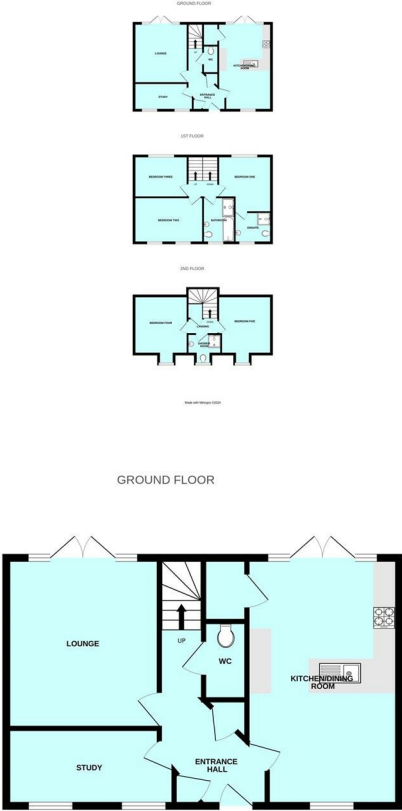
SERVICES

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

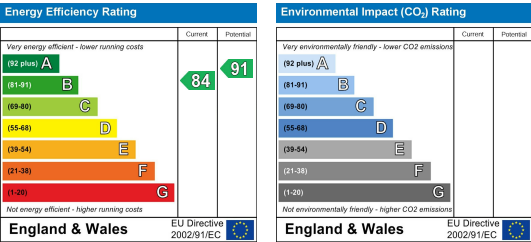
Area Map



Floor Plans



Energy Efficiency Graph



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