



## 1 Leo Avenue

Sherford, Plymouth, PL9 8GJ

£489,950



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## LEO AVENUE, SHERFORD, PLYMOUTH, PL9 8GJ

### ACCOMMODATION

Front door opens into the entrance hall.

### ENTRANCE HALL

15'3 x 6'6 (4.65m x 1.98m)

Staircase ascending to the first floor with cupboard beneath housing the electric meter & consumer unit. Polished floor tiles throughout.

### LOUNGE

20'10 x 11'8 (6.35m x 3.56m)

Triple aspect room with windows to the front & side elevations with fitted shutters. To the rear French doors open to the garden. Feature mock chimney breast featuring an inset glass fronted electric fire.

### KITCHEN/DINING ROOM

20'10 x 11' (6.35m x 3.35m)

An open-plan dual aspect room with windows to the front & rear elevations. Windows to the front has fitted shutters. Window to the rear overlooking the garden. A doorway leads to outside. Earthstone worktops. Stainless steel single drainer 1.5 bowl sink unit. Bosch induction hob with splash-back & stainless steel Bosch cooker hood above. Bosch built-in double oven/grill. Integral Bosch dishwasher. Integral Bosch fridge/freezer. Polished floor tiles throughout.

### DOWNSTAIRS WC/UTILITY

6'5 x 5' (1.96m x 1.52m)

Fitted with base & wall mounted cabinets. Wall mounted cabinet houses the Potterton gas boiler. Space & plumbing for washing machine. Pedestal wash hand

basin & wc. Obscured window to the rear elevation. Polished floor tiles.

### FIRST FLOOR LANDING

20'11 x 6'1 (6.38m x 1.85m)

A dual aspect landing with windows to the front & rear elevations with fitted blinds to both. Staircase continues to the top floor.

### BEDROOM ONE

13' x 11'6 (3.96m x 3.51m)

Two windows to the front elevation with shutters. Built-in wardrobe. Doorway opens to the en-suite shower room.

### EN-SUITE SHOWER ROOM

6'10 x 5' (2.08m x 1.52m)

Shower, wc & pedestal wash hand basin. Obscured window to the side elevation. Illuminated mirrored bathroom cabinet. Part-tiled walls.

### BEDROOM FOUR

11'9 x 11'1 (3.58m x 3.38m)

Dual aspect with windows to the rear & side elevation with fitted shutters.

### BEDROOM FIVE

11'9 x 9'5 (3.58m x 2.87m)

Dual aspect with windows to the front & side elevations with fitted shutters.

### FAMILY BATHROOM

7'5 x 6'3 (2.26m x 1.91m)

Bath with centrally positioned tap & wall mounted controls. Shower system over the bath with a glass screen. Pedestal wash hand basin & wc. Part-tiled walls. Obscured window to the side elevation with fitted blind. Wall mounted towel style radiator.



## TOP FLOOR LANDING

6'10 x 5'11 (2.08m x 1.80m)

Velux style sky light to the rear. Space for a large desk/sofa etc. Built-in cupboard housing the Megaflow hot water cylinder with space for shelving to side.

## BEDROOM TWO

14'8 x 10'9 (4.47m x 3.28m)

Window to the front elevation. Doorway opens to the en-suite shower room.

## EN-SUITE SHOWER ROOM

7'11 x 5'11 (2.41m x 1.80m)

Enclosed shower. Pedestal wash hand basin & wc. Remaining walls are part-tiled. Wall mounted towel rail style radiator. Obscured velux style sky light window.

## BEDROOM THREE

17' x 11'11 (5.18m x 3.63m)

Dual aspect with window to the front elevation. Velux style window to the rear.

## GARAGE

19'7 x 9'8 (5.97m x 2.95m)

Up & over door to the front elevation. Power & light available.

## OUTSIDE

Timber gates open to the driveway which provides off-road parking & access to the garage. Gardens to the rear which have been landscaped with areas laid to paving, decking & artificial grass. Shrub & flower beds. Outside tap. Outside light. Gravel area along one side elevation of the property for storage. Gateway opens onto the drive.

## COUNCIL TAX

South Hams  
Council Tax Band: F

## SERVICES PLYMOUTH

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

## AGENT'S NOTE

There is an annual service charge of c£250.90 for maintenance of the communal areas.



Road Map



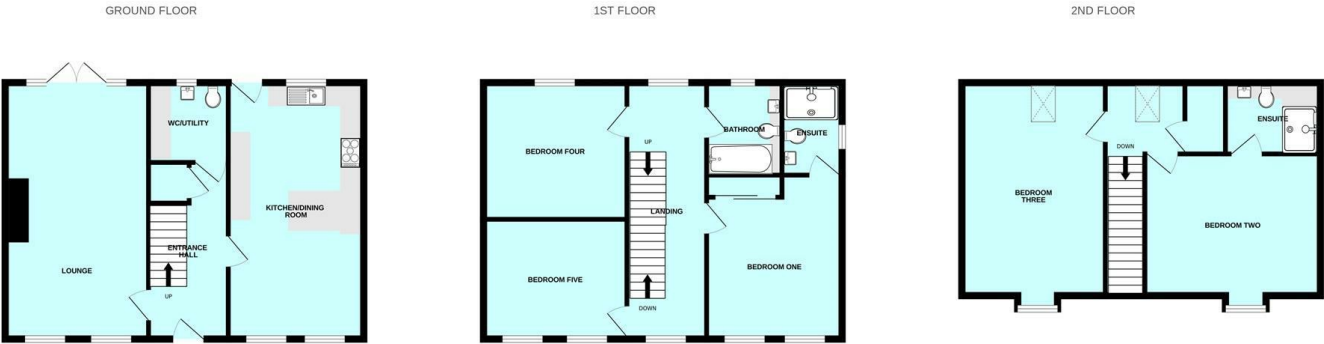
Hybrid Map



Terrain Map



Floor Plan

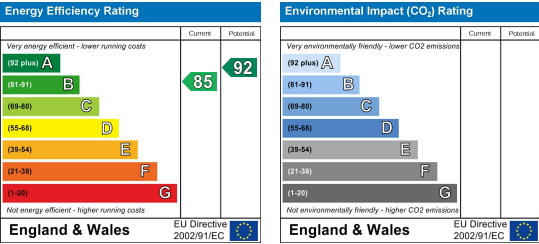


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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