



7 Ursa Gardens

Sherford, Plymouth, PL9 8GS

£189,950



Lovely purpose-built coach house in Sherford. The accommodation briefly comprises 2 double bedrooms, a master with en-suite shower room, family bathroom & an open-plan living/dining room/kitchen area. Outside there is a parking space. The property is well presented & benefits from double-glazing & gas fired central heating.



URSA GARDENS, SHERFORD, PL9 8GS

ACCOMMODATION

Access to the property is via the entrance door on the ground floor level leading to the entrance hall.

ENTRANCE HALL

Stairs rising to the accommodation. Built-in storage cupboard houses the electric meter & consumer unit. At the top of the stairs opens to the lounge/dining area leading to the kitchen area.

LOUNGE/DINING/KITCHEN AREA 22'7" x 19'8" overall (6.90m x 6m overall)

Dual aspect space with double-glazed sash style windows to the front elevation. Double doors leading to a Juliette balcony at the rear. In the kitchen area a series of modern matching eye level & base units with work surfaces & inset single drainer sink unit with mixer tap. Built-in 4 ring gas hob with electric oven beneath. Space & plumbing for washing machine & fridge/freezer. Walk-in storage cupboard which houses the gas boiler.

BEDROOM ONE 12'9" into the recess x 9'5" (3.89 into the recess x 2.88)

Double-glazed window to the rear. Door leading to the en-suite.

ENSUITE SHOWER ROOM 6'10" x 4'7" (2.09 x 1.42)

White modern suite comprises pedestal wash hand basin with mixer tap, low level toilet, shower with shower screen, tiled edge surround & shower spray attachment. Built-in extractor.

BEDROOM TWO 10'7" x 9'4" (3.24 x 2.87)

Double-glazed window to the rear elevation.

FAMILY BATHROOM 6'10" x 6'3" (2.10 x 1.91)

Obscured double-glazed window to the front elevation. Pedestal wash hand basin. Low level toilet. Panelled bath with tiled edge surround. Mixer tap with spray attachment. Built-in extractor.

COUNCIL TAX

South Hams
Council Tax Band: B

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 £127.54 for the maintenance of the communal areas.

Area Map



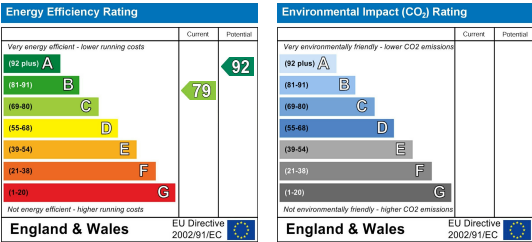
Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.