



17 Andromeda Grove

Sherford, Plymouth, PL9 8GF

£300,000



Spend time in viewing this delightful 3-storey terraced property which enjoys good-sized accommodation over 3 levels. On the entrance level is the lounge, modern fitted kitchen/breakfast room & downstairs cloakroom/wc. On the first floor level are 2 good-sized bedrooms & family bathroom whilst on the top floor there is a master bedroom with an ensuite shower room. Externally there is a paved top patio area with steps leading down to a lower level of garden. 2 allocated parking spaces located in the adjacent car park. Double-glazing & central heating.



ANDROMEDA GROVE, SHERFORD, PL9 8GF

ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Doors providing access to the ground floor accommodation. Stairs rising to the first floor. Built-in cupboard housing the electric meter. Under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM/WC 6'1" x 3'4" (1.86 x 1.02)

Fitted with a low level toilet and pedestal wash basin with mixer tap and tiled splash-back.

KITCHEN/BREAKFAST ROOM 11'3" x 8'10" incl kitchen units (3.44 x 2.70 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset stainless-steel one-&a-half bowl single drainer sink unit with mixer tap. Built-in electric double oven and grill. Built-in 4-ring gas hob with an extractor hood above. Space and plumbing for washing machine. Space and plumbing for a dishwasher. Suitable space for an upright fridge-freezer. Eye-level cupboard concealing the gas boiler. Double-glazed sash-style window to the front elevation.

LOUNGE 15'8" x 12'0" (4.78 x 3.68)

Full-length double-glazed windows and French-style double doors providing a pleasant outlook and access onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Doorway to an internal lobby space, which has stairs continuing to the top floor and a double-glazed window to the front elevation.

BEDROOM TWO 15'8" x 11'0" (4.78 x 3.37)

2 double-glazed windows to the rear elevation.

BEDROOM THREE 9'3" x 8'4" (2.83 x 2.56)

Double-glazed sash-style window to the front elevation.

FAMILY BATHROOM 8'4" x 5'6" (2.56 x 1.69)

Comprising a panel bath with a tiled area surround, pedestal wash basin with mixer tap and a low level toilet. Built-in extractor.

TOP FLOOR

BEDROOM ONE 19'2" x 10'5" (5.86 x 3.19)

Vaulted-style ceiling. Sloping ceiling to the front and rear elevations. Velux-style double-glazed window to the rear elevation. Double-glazed window to the front. Built-in eaves storage. Doorway providing access to the ensuite shower room.

ENSUITE SHOWER ROOM 7'5" x 4'7" (2.27 x 1.40)

White modern suite comprising a shower cubicle with a folding shower screen door, tiled area surround and shower unit with spray attachment, pedestal wash basin with mixer tap and low level toilet. Built-in extractor. Sloping ceiling to the rear elevation. Velux-style double-glazed window.

OUTSIDE

To the rear of the property is a paved patio sitting area with steps leading down to a further section of garden, which has been laid to artificial grass. There is a storage shed and a gate leads out to the rear and to the 2 allocated parking spaces.

SERVICES

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

COUNCIL TAX

South Hams District Council
Council tax band D

AGENT'S NOTE

There is an annual service charge of approximately £204.39.

Area Map

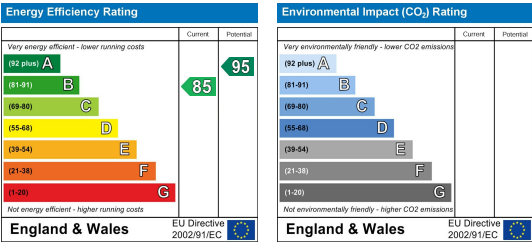


Floor Plans



Made with Metrage G2025

Energy Efficiency Graph



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