



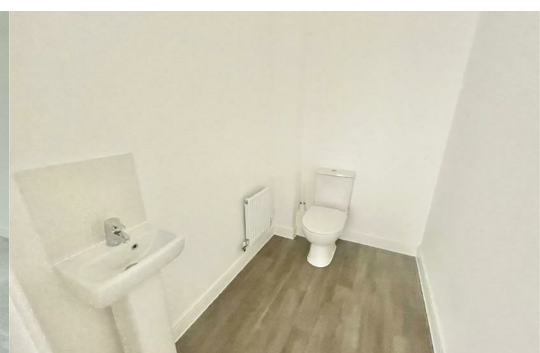
8 Titan Avenue

Sherford, Plymouth, PL9 8QR

£1,700 Per Calendar Month



Available now is this modern 4 bedroom terraced house in Sherford. The remaining accommodation comprises a bathroom & shower room, lounge/dining room, kitchen/breakfast room & downstairs cloakroom/wc. There is a garden area to the rear & a garage in a nearby block. Pets considered.



TITAN AVENUE, SHERFORD, PL9 8QR

ACCOMMODATION

Access to the property is gained via the entrance door leading into the entrance hall.

ENTRANCE HALL

Turning staircase rising to the first floor. Under-stairs storage cupboard. Additional storage cupboard. Door opening to the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 7'0" x 4'9" (2.14 x 1.45)

White suite including a low level toilet and sink unit.

KITCHEN/BREAKFAST ROOM 11'5" x 10'4" (3.50 x 3.16)

Series of white high-gloss matching eye-level and base units with grey work surfaces and splash-backs. Inset one-&-a-half bowl single drainer sink unit with mixer tap. 4-ring gas hob. Built-in fridge and freezer. Built-in dishwasher. Built-in washing machine. Cupboard concealing the boiler. 2 sash-style double-glazed windows to the front elevation.

LOUNGE/DINING ROOM 17'4" x 10'5" (5.29 x 3.18)

Double doors leading out onto the rear garden.

FIRST FLOOR LANDING

Built-in storage cupboard. Window to the front elevation. Stairs rising to the second floor. Doorway opening to bedroom one/lounge.

BEDROOM ONE/LOUNGE 17'3" x 10'4" (5.27 x 3.16)

Double-glazed window to the rear elevation. Double-glazed full-length windows with Juliette balcony.

Please note that this room was built as a first floor lounge however can be utilised as a bedroom if so required.

BATHROOM 10'3" at widest point x 7'0" (3.13 at widest point x 2.14)

White modern suite comprising a panel bath with tiled area surround, low level toilet and pedestal wash basin.

BEDROOM TWO 10'4" x 9'3" (3.15 x 2.83)

2 double-glazed sash-style windows to the front elevation.

SECOND FLOOR LANDING

Loft hatch. Built-in storage cupboard housing the pressurised hot water cylinder. Doors providing access to the second floor accommodation.

BEDROOM THREE 14'6" to wardrobe face x 10'4" (4.43 to wardrobe face x 3.16)

Built-in wardrobe to one wall. Double-glazed window to the rear elevation.

SHOWER ROOM 9'3" x 6'10" at widest points (2.84 x 2.09 at widest points)

Comprising a walk-in shower cubicle with tiled area surround, shower unit with spray attachment and folding shower screen door, pedestal wash basin and low level toilet.

BEDROOM FOUR 9'5" x 14'8" (2.88 x 4.49)

Built-in wardrobe. 3 double-glazed windows to the front elevation.

OUTSIDE

To the rear of the property there is a fenced enclosed garden with paved areas and a path leading to a rear gate. The garden is currently uncultivated.

GARAGE

Located within the parking area across from this property is the garage, which is the middle one of three, underneath the coach house opposite. There is an up-&-over door to the front elevation.

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

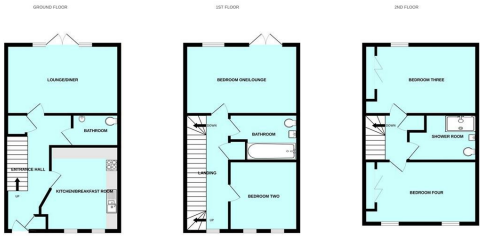
COUNCIL TAX

South Hams District Council
Council tax band D

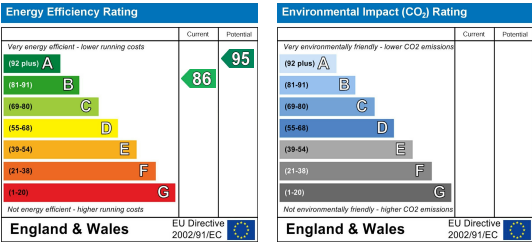
Area Map



Floor Plans



Energy Efficiency Graph



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