



## 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

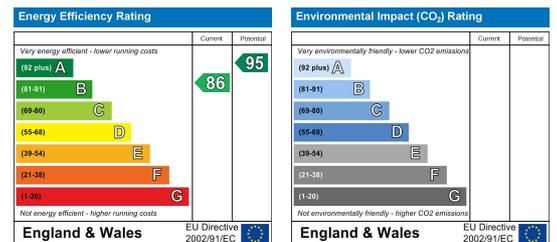
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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