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### **Offers In Excess Of £350,000 FREEHOLD**

**An immaculately presented three-bedroom semi-detached townhouse, garage & driveway parking, a south-westerly rear garden, double glazing and central heating.**

**PANDORA GROVE, SHERFORD, PLYMOUTH**

**EPC - B**



## **PROPERTY DETAILS**

**A superbly presented three-bedroom semi-detached Georgian style townhouse, enjoying a highly desirable location within the modern development of Sherford. The property is complemented by a low-maintenance south-westerly facing garden, detached garage and driveway parking for several cars, providing convenient off-street parking and additional storage. Enjoying a peaceful and scenic outlook to the front, with expansive views across a lake and countryside, being the perfect place for those who appreciate nature and a relaxed setting. Essential amenities including convenient shops and cafes are just a short walk away plus the addition of Sherford Vale Primary School being within minutes of the property. This is the perfect property for growing families looking for space, ample storage and convenience!**

### **COUNCIL TAX BAND – D**

Canopied entrance with solid wood door to;

#### **ENTRANCE HALL**

A spacious entrance hall with staircase to first floor and storage cupboard under, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

#### **CLOAKROOM**

White suite comprising low level WC, pedestal basin, panelled radiator, extractor fan, wood laminate flooring.

#### **OPEN PLAN FAMILY ROOM/KITCHEN/DINING ROOM**

**14'7 max narrowing to 7'8 (4.5m max narrowing to 2.4m)**

The family room comprises of a panelled radiator, wood laminate flooring, double glazed sash bay window to front elevation and double glazed sash window to side elevation. Opening to the dining area with further panelled radiator, wood laminate flooring, archway to;

#### **KITCHEN**

**9'3 x 8'1 (2.83m x 2.47m)**

White high gloss base and eye level units, fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with space and plumbing for a washing machine, integrated dishwasher, integrated oven and 4 burner gas hob with glass splashback and extractor canopy over, integrated fridge and freezer, UPVC double glazed window and French doors lead onto the south-west facing rear garden.

#### **FIRST FLOOR**

##### **LANDING**

Staircase to second floor, panelled radiator, UPVC double glazed sash window to front elevation enjoying a delightful open aspect across open ground and lake. Doors lead off the landing providing access to all first floor rooms.

##### **LOUNGE**

**14'7 x 12'4 (4.5m x 3.8m)**

Two panelled radiators, two UPVC double glazed windows to rear elevation enjoying an outlook across the south-west facing garden and open countryside beyond. This room could also be used as a potential 4<sup>th</sup> bedroom.

## **BEDROOM TWO**

**14'4 x 7'8 (4.4m into bay x 2.4m)**

Panelled radiator, UPVC double glazed bay window to front elevation and UPVC double glazed sash window to side elevation.

## **SECOND FLOOR**

### **LANDING**

Access to insulated loft space, built-in linen cupboard, doors lead from the landing providing access to all second floor rooms.

### **MASTER BEDROOM**

**12'1 into bay x 11'1 plus wardrobe recess (3.7m into bay x 3.4m plus wardrobe recess)**

Panelled radiator, built-in storage cupboard, UPVC double glazed sash bay window to front elevation and additional double glazed sash window to front elevation. Door to;

### **EN-SUITE SHOWER ROOM**

Glazed double shower cubicle with mixer shower, low level WC, pedestal basin with tiled surround, panelled radiator, opaque UPVC double glazed sash window to side elevation.

### **BEDROOM THREE**

**9'8 x 7'5 (3m x 2.3m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **BATHROOM**

White suite comprising panelled bath with mixer tap and shower over, fully tiled surround and glazed shower screen, pedestal basin, low level WC, panelled radiator, extractor fan, opaque UPVC double glazed window to rear elevation.

### **OUTSIDE**

The south-west facing garden offers a spacious and private outdoor area, perfect for enjoying the sun throughout the day. The well-maintained lawn is enclosed with wooden fencing, ensuring a peaceful environment. The garden is designed with simplicity in mind, featuring a paved patio area ideal for outdoor dining or relaxation and there is ample space for additional outdoor features, such as a children's swing or inflatable swimming pool. This garden provides plenty of potential for gardening enthusiasts or those looking for a low-maintenance space to unwind. A side pedestrian gate provides access to a detached garage and paved driveway, providing parking for several cars. The garage is single with an up and over door, with power and light connected.

### **ADDITIONAL INFORMATION**

The tenure of the property is freehold. We understand from the sellers that Trinity Estates oversees a yearly service and maintenance charge of approximately £158.00 per annum.

### **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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