



## 26 Ursa Gardens

Sherford, Plymouth, PL9 8GS

£285,000



A lovely 3-bedroom end-terraced property located within the popular development of Sherford. The accommodation includes a lounge/dining room, kitchen/breakfast room with a number of built-in appliances and downstairs cloakroom/wc on the ground floor whilst on the first floor there are 3 bedrooms, family bathroom & ensuite shower room. There are lawned gardens to the front and rear together with a garage, accessed from the rear, located in a nearby bloc beneath a coach house.



**URSA GARDENS, SHERFORD, PL9 8GS**

**ACCOMMODATION**

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

**ENTRANCE HALL 14'11" x 6'9" at widest points (4.57 x 2.06 at widest points)**

Doors providing access to the ground floor accommodation. Turning staircase rising to the first floor. Under-stairs storage cupboard. Additional built-in cupboard.

**DOWNSTAIRS CLOAKROOM/WC 6'1" x 3'4" (1.87 x 1.03)**

Fitted with a low level toilet and sink unit. Built-in extractor.

**KITCHEN/BREAKFAST ROOM 11'2" x 10'1" incl kitchen units (3.42 x 3.08 incl kitchen units)**

Series of matching eye-level and base units with blackened rolled-edge work surfaces and matching splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric double oven and grill. Integrated fridge-freezer. Integrated dishwasher. Space and plumbing for washing machine. Cupboard concealing the gas boiler. Double-glazed sash-style window to the front elevation.

**LOUNGE/DINING ROOM 15'5" x 12'1" (4.72 x 3.70)**

Double-glazed full-length windows with French-style double doors providing outlook and access onto the rear patio and garden.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. Loft hatch.

**BEDROOM ONE 12'1" x 11'2" at widest points (3.70 x 3.42 at widest points)**

Double-glazed sash-style window to the front elevation. Doorway opening to the ensuite shower room.

**ENSUITE SHOWER ROOM 5'8" x 5'5" (1.74 x 1.67)**

Comprising a corner shower cubicle with sliding shower screen doors, tiled area surround and a shower unit with a spray attachment, pedestal wash basin and a low level wc. Double-glazed sash-style window to the front elevation.

**BEDROOM TWO 10'9" x 8'7" (3.30 x 2.62)**

Double-glazed window to the rear elevation overlooking the garden.

**BEDROOM THREE 12'1" x 6'6" to wardrobe rear (3.70 x 1.99 to wardrobe rear)**

Double-glazed window to the rear elevation.

Please note that this room is currently being used as a very useful dressing room.

**FAMILY BATHROOM 6'7" x 5'6" (2.02 x 1.68)**

Comprising a panel bath with a mixer tap with a spray attachment and a folding shower screen, pedestal wash basin and a low level toilet. Built-in extractor.

**OUTSIDE**

To the front of the property is a lawned garden and a pathway leading to the front entrance. Side access to a paved area which leads through to a small patio with railings. Steps lead up to a lawned section of garden. A path leads to the end of the garden leading to a gate, which in turn leads out onto the rear where the garage is located.

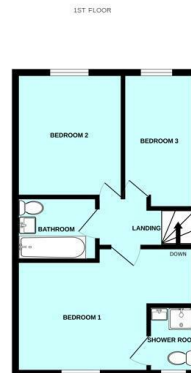
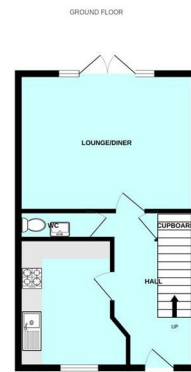
**COUNCIL TAX**

South Hams District Council  
Council tax band C

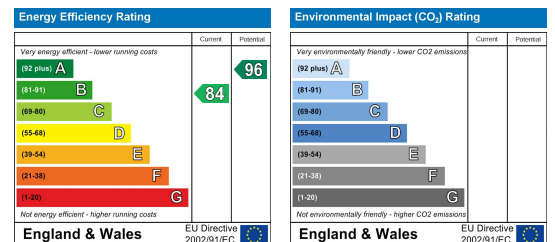
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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