Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



80 Pegasus Place

Sherford, Plymouth, PL9 8FB

£425,000

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This is a wonderful example of a stylish modern contemporary 3-storey property with accommodation laid out over 3 levels. On the entrance level is an entrance hall, downstairs cloakroom/wc, feature lounge and kitchen/dining room leading out onto the rear garden. On the first floor are 3 bedrooms and a generous bathroom whilst on the top floor are the 2 main bedrooms, both with ensuites. To the rear of the property is a lovely southerly-facing low maintenance garden with access to the parking and garage. The property benefits from double-glazing & central heating.







PEGASUS PLACE, SHERFORD, PL9 8FB

ACCOMMODATION
Access to the property is gained via the entrance door with double-glazed panels and a fan light above opening into the entrance hall.

ENTRANCE HALL 20'4" x 7'0" (6.22 x 2.15)
Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation. Additional cupboard with cloak space and housing the consumer unit. Laminate floor.

LOUNGE 18'4" x 11'3" (5.61 x 3.43)
2 double-glazed sash windows to the front elevation. The focal points of the room including a feature fireplace with inset electric fire and lighting, with a traditionally-style bookshelf and storage adjacent together with feature panelling to one wall.

DOWNSTAIRS CLOAKROOM/WC 5'8" x 3'0" (1.74 x 0.92)
Fitted with a low level toilet and pedestal wash basin. Built-in extractor.

KITCHEN/DINING ROOM 18'10" x 11'9" (5.75 x 3.59)
This room is a lovely example of modern living with an open-plan dining/kitchen area with a central island with a breakfast bar and wine cooler. The kitchen area includes a series of contemporary-style matching eye-level and base units with integrated fridge and freezer, dishwasher and an electric double oven. 5-ring gas hob with an extractor hood above. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Cupboard concealing the gas boiler. Laminate floor. Double-glazed window to the rear elevation. French-style double doors leading out to the rear deck and garden.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Stairs rising to the second floor.

BEDROOM THREE 18'11" x 11'0" (5.77 x 3.36)
A generous-sized room with 3 double-glazed sash windows to the front elevation. Feature wood panelling to one wall.

BEDROOM FOUR 12'9" x 10'11" (3.91 x 3.33)
2 double-glazed windows to the rear elevation.

BEDROOM FIVE 9'3" x 7'6" (2.84 x 2.31)
Double-glazed window to the rear elevation.

FAMILY BATHROOM 10'10" x 6'4" (3.32 x 1.94)
White modern suite comprising a bath with a tiled area surround, pedestal wash basin and a low level toilet. Built-in extractor.

SECOND FLOOR LANDING
Providing access to the second floor accommodation. Cupboard housing the pressurised hot water cylinder.

BEDROOM ONE 15'2" x 11'1" (4.63 x 3.40)
2 double-glazed windows to the rear elevation. Doorway leading to the ensuite bathroom.

ENSUITE BATHROOM 9'3" x 7'4" (2.84 x 2.25)
White modern suite comprising panel bath with twin hand grips, tiled area surround, shower screen and shower unit with a spray attachment over, pedestal wash basin and low level toilet. Built-in extractor. Obscured double-glazed window to the rear.

BEDROOM TWO 15'4" x 11'1" (4.68 x 3.38)
2 double-glazed sash windows to the front elevation. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'6" x 7'6" (2.31 x 2.30)
White modern contemporary suite comprising shower cubicle with tiled area surround and a shower unit with spray attachment, pedestal wash basin and a low level toilet. Double-glazed sash window to the front elevation.

GARAGE 19'7" x 9'10" (5.99 x 3.02)
The garage is located in Pavo Street, on the right-hand side beneath a coach house. It is the middle one of three. Up-&-over door to the front elevation. The parking is located to the right of the arch as you come into Pavo Street.

OUTSIDE
The rear garden offers a lovely southerly aspect and is enclosed by timber fencing. Leading from the kitchen/dining room there is a good-sized composite deck, beyond which is a further tiled patio sitting area. Positioned between the 2 levels of garden is a lovely mature border, home to a number of flowering shrubs and plants.This in turn leads down to a lower level where the pergola is located and where the current owners have a hot tub. A path and steps leads down to a rear gate, which leads out to the parking.

COUNCIL TAX
Plymouth City Council
Council tax band E

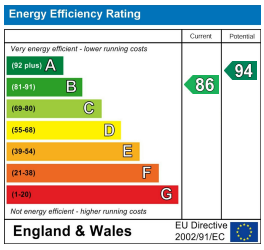
Area Map

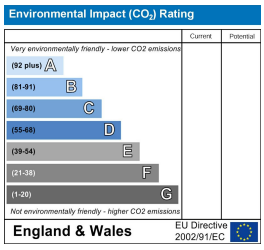


Floor Plans



Energy Efficiency Graph





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