



Pegasus Place, Sherford Plymouth PL9 8FB

welcome to

Pegasus Place, Sherford Plymouth

Immaculately presented two double bedroom coach house in the sought-after area of Sherford, featuring a private entrance, bright open-plan living space with French doors to a Juliet balcony, garage, and private parking.



Entrance Hall:

Obscured double glazed door to front elevation.
Radiator. Stairs to main landing.

Lounge Area:

The lounge area features double glazed French doors that open out to a Juliet balcony. Radiator. Laminate flooring. Plain plastered walls and ceiling.

Kitchen:

Fitted kitchen with wall and base level units. Double glazed window to rear elevation. Integrated gas hob with cooker-hood over. Integrated electric oven. Newly installed integral washing machine. Integrated fridge freezer. CH boiler discretely housed within unit. 1 1/2 bowl sink drainer with mixer tap over. Insert lighting. Radiator. Room naturally flows through to lounge area.

Landing:

Access to loft. Built in storage cupboard. Double glazed window to rear elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring. Smart Thermostat installed.

Master Bedroom:

Double glazed window to front elevation. Plain plastered walls and ceiling. Carpeted flooring.

Bedroom Two:

Double glazed window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Bathroom:

Obscured double glazed window to rear elevation. Bath with mixer taps. Shower overhead running off mains supply. Wash hand basin with mixer tap. Low level wc. Radiator. Shaver socket. Partly tiled. Tiled flooring. Extractor fan. Spotlighting.

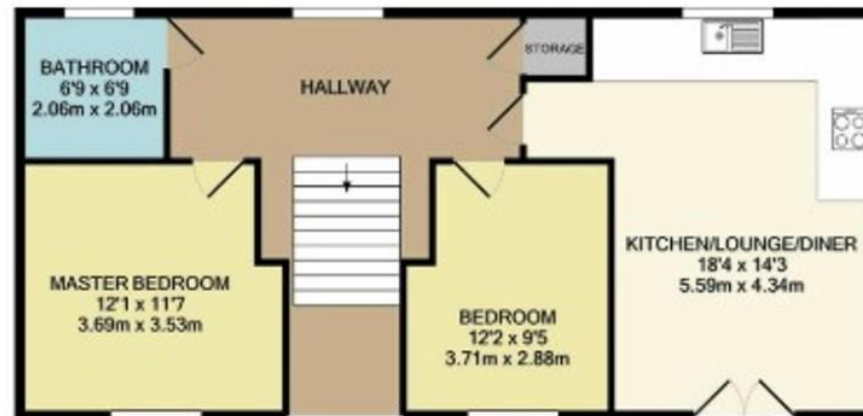
Parking & Garage:

Garage is located underneath the coach house with an allocated parking space directly in front of the garage.

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
APPROX. FLOOR
AREA 99 SQ.FT.
(9.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.2 SQ.M.)



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Pegasus Place, Sherford Plymouth

- French doors opening to a Juliet balcony
- Garage
- Private parking space
- Immaculately presented throughout
- Bright and airy throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104854 - 0002

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