



45 Gemini Road

RENDELLS

45 Gemini Road

Sherford, Plymouth, PL9 8FL

A Georgian-inspired five-bedroom town house, positioned on the fringes of the highly regarded Sherford development, enjoying far-reaching views across the Country Park. This substantial home combines refined architectural styling with contemporary family living, offering generously proportioned accommodation arranged over three floors and external features including gardens, driveway and garage.

- NHBC until 2029
- Substantial Georgian-style 5 bedroom residence
- Contemporary open-plan kitchen/dining room
- Driveway Parking & detached garage
- Prime position overlooking Sherford Country Park
- 2 Principal bedroom suites w/ en-suites
- Moments from Sherford parks, tennis courts and green spaces
- Exceptional accommodation arranged over three floors

Guide Price £425,000

Sherford Country Park and Tennis Courts 0.2 miles approx., Elburton Village 1.5 miles approx., Plymouth City Centre 5.8 miles approx., The Broadway Shopping Centre 2.3 miles approx., Wembury Beach 4.8 miles approx., Dartmoor National Park 12.5 miles approx., Exeter 42 miles approx. Nearest Train Station Plymouth (journey time approximately 3 hours to London Paddington).

Situation

Positioned within the highly sought-after community of Sherford, The property enjoys an exceptional setting that perfectly balances modern family living with access to outstanding local amenities. Moments from the beautifully landscaped Sherford parks and popular tennis courts, the location offers an enviable lifestyle centred around wellness, recreation and open green spaces.

The property is ideally placed for families, with a selection of highly regarded schools nearby, while Sherford's thoughtfully designed neighbourhoods and pedestrian-friendly spaces create a thriving and increasingly desirable community atmosphere.

In addition, Gemini Road benefits from excellent connectivity to Plymouth and the picturesque South Hams coastline, whilst remaining surrounded by expansive green areas and countryside walks. The generous positioning within the development enhances the sense of space and exclusivity, creating a premium residential environment.



Accommodation

Entrance Hall

Entered through an imposing black six-panel front door, the reception hall is both spacious and light-filled, enhanced by a side aspect window. The hallway provides access to the principal ground floor accommodation, staircase rising to the first floor, a useful storage cupboard and a cloakroom comprising wash basin and WC.

Sitting Room

A beautifully proportioned reception room enjoying an abundance of natural light via two large Georgian-style sash windows framing views towards Sherford Country Park and woodland beyond. Finished in neutral tones with panelled walls and fitted carpeting, the room provides an ideal setting for both relaxation and entertaining.

Open-Plan Kitchen/Diner

Occupying the full width of the rear elevation, this superb open-plan living space forms the social heart of the home. Dual aspect windows and French doors ensure the room is flooded with natural light throughout the day.

The contemporary kitchen is comprehensively fitted with an extensive range of cabinetry and generous work surfaces, complemented by subway-style tiled splashbacks and integrated Zanussi appliances including an eye-level oven, five-ring gas hob, integrated dishwasher and space for a washing machine. The dining area is perfectly positioned adjacent to the French doors, creating a seamless connection to the rear garden.

First Floor

Bedroom Three

A generously proportioned double bedroom situated to the front elevation, enjoying three Georgian-style sash windows and elevated views towards the surrounding parkland.

Bedroom Four

Overlooking the rear garden, this spacious bedroom provides excellent accommodation for guests or growing family members.

Bedroom Five

Currently utilised as a home office, this versatile room also serves perfectly as a child's bedroom or study, benefitting from a pleasant rear aspect.

Family Bathroom

Conveniently positioned on the first floor, the family bathroom comprises a panelled, wash basin and WC.

Second Floor

Principal Bedroom

Occupying an impressive top-floor position, the principal suite offers exceptional



proportions and a tranquil retreat, with large sash windows framing elevated views across Sherford Country Park and woodland.

The en-suite shower room comprises a shower enclosure with attractive tiled surrounds, with wash basin and w.c.

Bedroom Two

A superb second principal bedroom suite enjoying generous floor space and its own private en-suite bathroom featuring a bath with overhead shower, wash basin and WC with contemporary tiled finishes and glazed screen.

The Grounds

Gardens & Garage

To the front and side of the property are beautifully arranged wraparound gardens bordered by mature planting and shrubbery, creating an attractive approach and additional outdoor entertaining space.

The rear garden is thoughtfully designed with ease of maintenance in mind, featuring artificial lawn, raised decking ideal for al fresco dining and entertaining, and direct access to the garage via a side pedestrian door.

The detached garage benefits from power and lighting together with an up-and-over door.

Agent Notes

An annual estate charge of approximately £150 applies, contributing towards the upkeep and maintenance of the local area.

Council Tax Band E.

Tenure Freehold.

Energy Performance Certificate

Energy rating B.

Services

Mains water, electricity, gas and drainage.

Local Authority

Plymouth City Council.

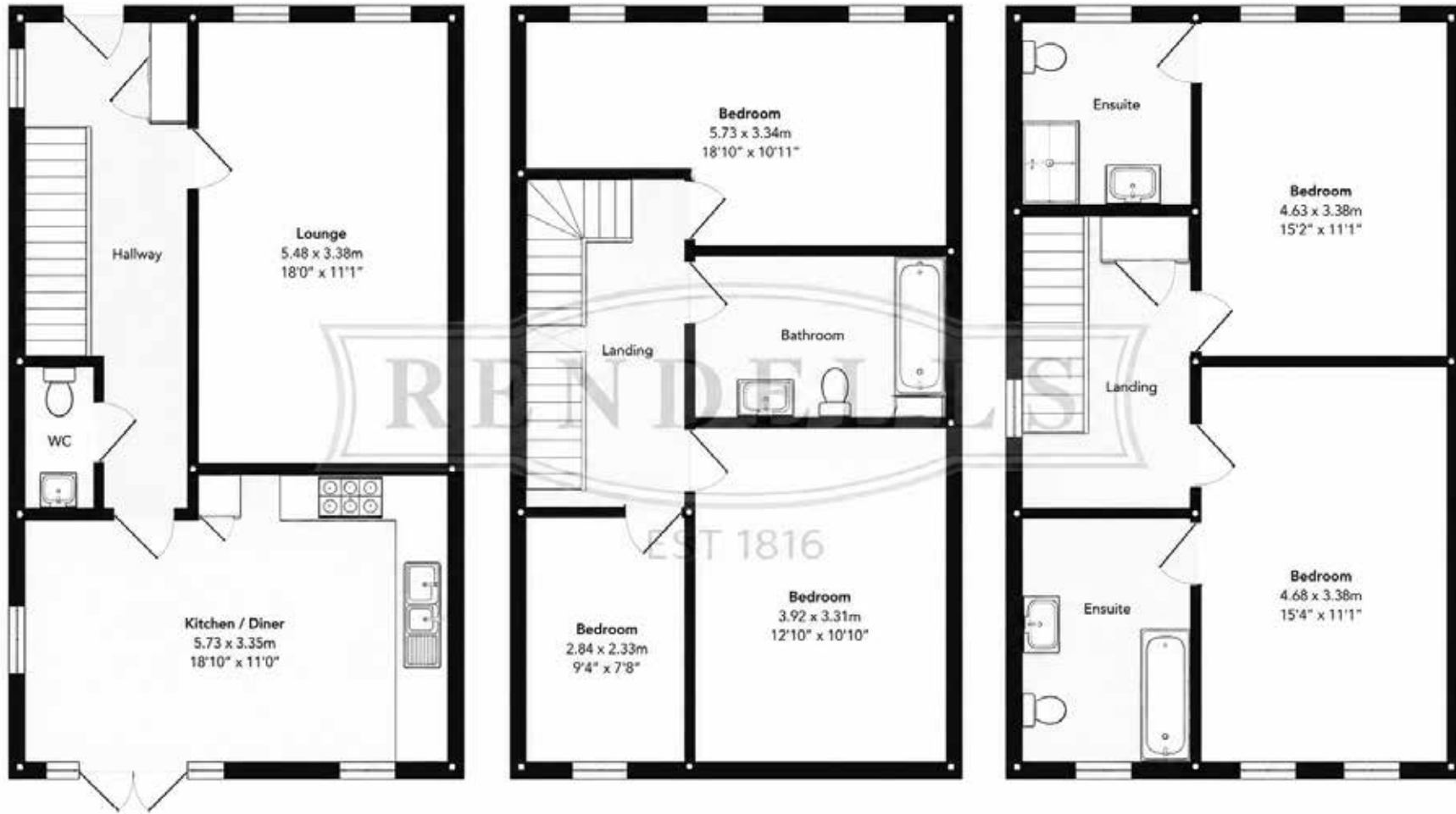
Viewing Arrangements

Strictly by appointment through Rendells Totnes Estate Agents. Tel: 01803 863888.

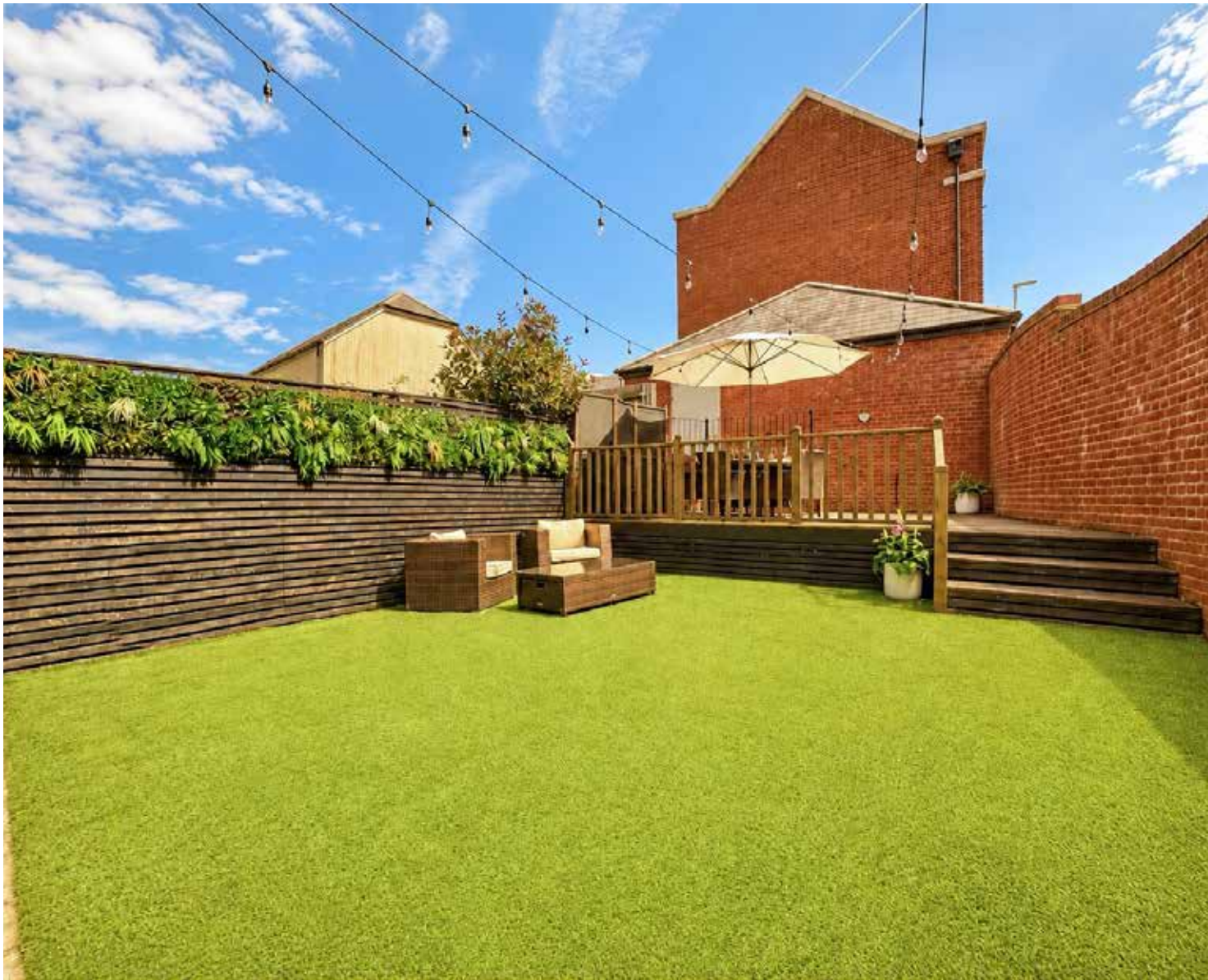
Directions

From Hercules Road, continue towards the main Sherford access road and follow signs through the development towards Gemini Road. Proceed past the central green spaces and recreational areas, including the nearby tennis courts and parkland, before turning onto Gemini Road where the property can be found a short distance along on the right-hand side





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

