



## 81 Gemini Road

Sherford, Plymouth, PL9 8FL

£385,000



A superbly-positioned mid-terraced townhouse enjoying fabulous southerly-facing views towards the country park. The accommodation briefly comprises an entrance hall, kitchen/dining room, downstairs wc/utility and a lounge on the ground floor- all with feature high ceilings. On the first floor there is a large master bedroom, formerly an additional reception room, plus 2 further bedrooms and a family bathroom. The top floor hosts 2 large bedrooms both with ensuite shower rooms. To the rear there is landscaped garden leading to an adjacent garage with parking to the side. The property has double-glazing and central heating.



**GEMINI ROAD, SHERFORD, PL9 8FL**

**ACCOMMODATION**

Front door opening into the entrance hall.

**ENTRANCE HALL 17'6 x 6' (5.33m x 1.83m)**

Providing access to the ground floor accommodation. Polished tiled floor. Staircase ascending to the first floor. Open-plan area beneath the stairs. Storage cupboard housing the electric meter and consumer unit.

**KITCHEN/DINING ROOM 11' x 10'10 (3.35m x 3.30m)**

Situated to the front of the property. 2 windows with fitted blinds to the front elevation providing lovely views. Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Integral fridge-freezer. Integral dishwasher. Ample space for dining table and chairs. Polished tiled floor. Inset ceiling spotlights.

**LOUNGE 17'4 x 10'11 (5.28m x 3.33m)**

Situated to the rear with a window overlooking the garden and French doors leading to outside. Storage cupboard housing the hot water cylinder. Polished tiled floor. Picture rail. 2 feature ceiling lights including within the sale.

**DOWNSTAIRS WC/UTILITY 6'10 x 4'7 (2.08m x 1.40m)**

Fitted with a wc and a pedestal basin with a tiled splash-back. Space and plumbing for washing machine with a shelf above. Space for tumble dryer. Storage cupboard. Polished tiled floor.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. Staircase ascending to the top floor. Storage cupboard.

**BEDROOM ONE 17'5 x 10'11 at widest point (5.31m x 3.33m at widest point)**

A stunning room situated to the front of the house with 2 windows with Juliette balconies providing lovely views towards the country park. This room was formerly an additional lounge and could easily be used as such if required.

**BEDROOM FOUR 9'11 at widest point x 9'3 (3.02m at widest point x 2.82m)**

Window to the rear elevation.

**BEDROOM FIVE 9'4 x 8'9 (2.84m x 2.67m)**

Window to the rear elevation. Currently used as a study.

**FAMILY BATHROOM 6'9 x 6'2 (2.06m x 1.88m)**

Comprising a bath with a tiled area surround, shower system over and a glass screen, pedestal basin and wc. Partly-tiled walls.

**TOP FLOOR LANDING**

Providing access to bedrooms two and three. Loft hatch. Cupboard housing the gas boiler.

**BEDROOM TWO 17'2 x 9'6 (5.23m x 2.90m)**

Situated to the rear with 2 windows, one with a fitted blind. Built-in wardrobe with sliding doors. Doorway opening to the ensuite shower room.

**ENSUITE SHOWER ROOM 6'9 x 5' (2.06m x 1.52m)**

Comprising an enclosed tiled shower with sliding doors, pedestal basin and wc. Towel rail/radiator. Bathroom cabinet. Partly-tiled walls. Inset ceiling spotlights.

**BEDROOM THREE 17'5 to wardrobe rear x 10'1 (5.31m to wardrobe rear x 3.07m)**

Situated at the front with 2 windows to the front elevation with lovely views towards the country park. Built-in wardrobes. Doorway opening to the ensuite shower room.

**ENSUITE SHOWER ROOM 6'10 x 5' (2.08m x 1.52m)**

Comprising an enclosed tiled double-sized shower with sliding doors, pedestal basin and wc. Towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

**GARAGE 19'4 x 9'8 (5.89m x 2.95m)**

Up-&-over door to the front elevation. Power and lighting. Parking next to the garage.

**OUTSIDE**

To the front there is a small garden enclosed by railings and laid to chippings, shrub and flower beds. Outside light and a covered canopy protects the main front entrance. The rear garden has been landscaped and features areas laid to artificial grass and paving. Outside tap. Outside light. A rear gateway provides access to the parking space and garage.

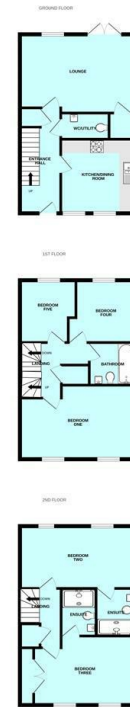
**COUNCIL TAX**

South Hams District Council  
Council tax band E

**Area Map**

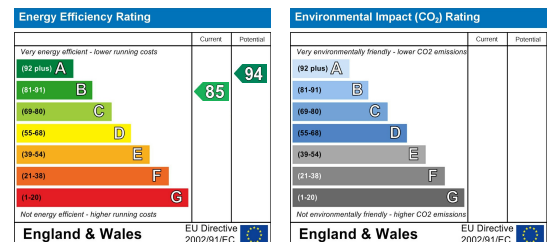


**Floor Plans**



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**Energy Efficiency Graph**



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