



## 7 Ursa Gardens

Sherford, Plymouth, PL9 8GS

£189,950



Lovely purpose-built coach house in Sherford being sold with no onward chain. The accommodation briefly comprises 2 double bedrooms, a master with en-suite shower room, family bathroom & an open-plan living/dining room/kitchen area. Outside there is a parking space. The property is well presented & benefits from double-glazing & gas fired central heating.



## URSA GARDENS, SHERFORD, PL9 8GS

### ACCOMMODATION

Access to the property is via the entrance door on the ground floor level leading to the entrance hall.

### ENTRANCE HALL

Stairs rising to the accommodation. Built-in storage cupboard houses the electric meter & consumer unit. At the top of the stairs opens to the lounge/dining area leading to the kitchen area.

### LOUNGE/DINING/KITCHEN AREA 22'7" x 19'8" overall (6.90m x 6m overall)

Dual aspect space with double-glazed sash style windows to the front elevation. Double doors leading to a Juliette balcony at the rear. In the kitchen area a series of modern matching eye level & base units with work surfaces & inset single drainer sink unit with mixer tap. Built-in 4 ring gas hob with electric oven beneath. Space & plumbing for washing machine & fridge/freezer. Walk-in storage cupboard which houses the gas boiler.

### BEDROOM ONE 12'9" into the recess x 9'5" (3.89 into the recess x 2.88)

Double-glazed window to the rear. Door leading to the en-suite.

### ENSUITE SHOWER ROOM 6'10" x 4'7" (2.09 x 1.42)

White modern suite comprises pedestal wash hand basin with mixer tap, low level toilet, shower with shower screen, tiled edge surround & shower spray attachment. Built-in extractor.

### BEDROOM TWO 10'7" x 9'4" (3.24 x 2.87)

Double-glazed window to the rear elevation.

### FAMILY BATHROOM 6'10" x 6'3" (2.10 x 1.91)

Obscured double-glazed window to the front elevation. Pedestal wash hand basin. Low level toilet. Panelled bath with tiled edge surround. Mixer tap with spray attachment. Built-in extractor.

### COUNCIL TAX

South Hams

Council Tax Band: B

### SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

### AGENT'S NOTE

There is an annual service charge of £127.54 for the maintenance of the communal areas.

## Area Map



## Floor Plans

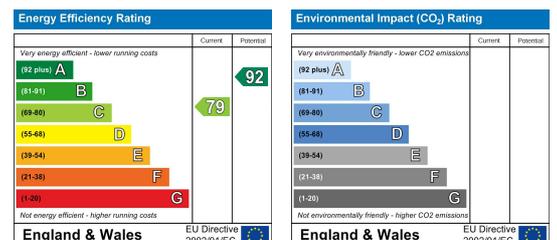
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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