



19 Perseus Crescent

Sherford, Plymouth, PL9 8GX

£325,000



Beautifully-presented end-terrace house with a lovely landscaped west-facing garden, private driveway and garage. The accommodation comprising an entrance hall with downstairs cloakroom/wc, kitchen/dining room and lounge. On the first floor a landing provides access to 3 bedrooms, family bathroom and an ensuite shower room to bedroom. Double-glazing and central heating.



PERSEUS CRESCENT, SHERFORD, PL9 8GX

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 14'11 x 6'9 (4.55m x 2.06m)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Open-plan area beneath the stairs. Cupboard housing the electric meter and consumer unit. Separate under-stairs cloak cupboard with shelving for shoes.

KITCHEN/DINING ROOM 11'3 x 8'5 (3.43m x 2.57m)

Situated to the front of the house. Sash window with fitted blind. Inset ceiling spotlights. Space for table and chairs. Range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Inset stainless-steel 4-burner gas hob with a glass splash-back and a cooker hood above. Integral dishwasher, washing machine, fridge and freezer.

LOUNGE 15'5 x 12' (4.70m x 3.66m)

Situated to the rear. French doors with windows either side overlooking the garden and leading to outside. Additional window with a fitted blind to the side elevation.

DOWNSTAIRS CLOAKROOM/WC 6'1 x 3'4 (1.85m x 1.02m)

Fitted with a wc and pedestal basin with a tiled splash-back.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 12'1 to wardrobe rear x 9'3 (3.68m to wardrobe rear x 2.82m)

Situated to the front of the house. Built-in wardrobe. Sash window with a fitted blind to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'9 x 5'5 (1.75m x 1.65m)

Comprising a tiled shower, pedestal basin with a matching tiled splash-back over and wc. Sash window with a fitted blind to the front elevation.

BEDROOM TWO 10'9 x 8'6 (3.28m x 2.59m)

Window to the rear elevation.

BEDROOM THREE 12'1 to wardrobe rear x 6'7 (3.68m to wardrobe rear x 2.01m)

A dual aspect room with windows to the rear and side elevations. Fitted wardrobe.

FAMILY BATHROOM 6'7 x 5'6 (2.01m x 1.68m)

Comprising a bath with a tiled area surround, shower system over and a glass shower screen, pedestal basin with a matching tiled splash-back and wc. Mirrored cabinet. Chrome towel rail/radiator.

GARAGE 19'5 x 9'10 (5.92m x 3.00m)

Up-&-over style door to the front elevation. Window to the rear elevation.

OUTSIDE

To the front of the property, a small garden laid to chippings and enclosed by railings sets the property back from the road. A paved pathway leads to the main front door. There is an outside light. The rear garden is west-facing and has been landscaped with areas laid to paving and artificial grass with bordering shrub and flower beds. There are boundary walls, fencing and a gateway to the side. Outside tap. Outside power points.

COUNCIL TAX

South Hams District Council
Council tax band C

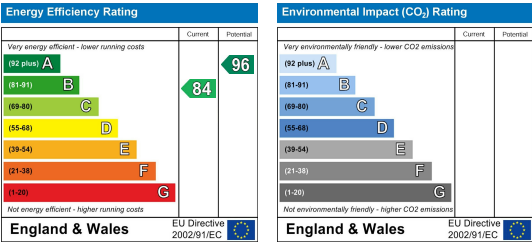
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.