



## 5 Sherford Crescent

Elburton, Plymouth, PL9 8DU

**£1,100 Per Calendar Month**



Older-style semi-detached house situated in a sought-after location within Elburton, close to the village & within easy reach of local facilities. The accommodation briefly comprises an entrance hall & landing with hard wood & glass balustrade, kitchen, lounge with open-plan dining area, 3 bedrooms & bathroom. Level front & rear gardens. Driveway & garage. Double-glazing & central heating. Long term rental which is unfurnished and available from May 2022



## 5 SHERFORD CRESCENT, ELBURTON, PLYMOUTH PL9 8DU

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 10'11 x 6'2 (3.33m x 1.88m)

Windows to both the front and side elevations. Staircase ascending to the first floor. Under-stairs storage cupboard. Doors providing access to the ground floor accommodation.

#### LOUNGE 12'1 x 12' (3.68m x 3.66m)

Bay window with fitted blind to the front elevation. Chimney breast with fireplace featuring a timber surround and a polished stone inset and hearth with a fitted gas fire. Archway providing open-plan access through to the dining room.

#### DINING ROOM 11' x 10'10 (3.35m x 3.30m)

Fitted flooring. Sliding double-glazed doors overlooking and opening onto the rear garden.

#### KITCHEN 9'11 x 7'4 (3.02m x 2.24m)

A range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel sink. Built-in oven. Separate inset 4-burner gas hob with cooker hood above. Built-in washing machine. Built-in fridge. Doorway to the side elevation leading to outside.

#### FIRST FLOOR LANDING 7'5 x 6'8 (2.26m x 2.03m)

Providing access to the first floor accommodation. Window to the side elevation.

#### BEDROOM ONE 12'5 x 11'1 (3.78m x 3.38m)

Situated to the front of the property with a bay window with fitted blind to the front elevation. Range of built-in bedroom furniture including wardrobes, drawer units, dressing table and matching bedside cabinets.

#### BEDROOM TWO 11'1 x 10'10 into wardrobe (3.38m x 3.30m into wardrobe)

Generous double bedroom with a window to the rear elevation overlooking the garden with views beyond. Built-in wardrobe with hanging rail and shelf.

#### BEDROOM THREE 7'5 x 7' (2.26m x 2.13m)

Currently used as a study. Window to the rear elevation overlooking the garden and beyond.

#### BATHROOM 7'2 x 6'11 (2.18m x 2.11m)

Comprising a bath with a mixer tap, shower system and glass screen, wash handbasin with a cabinet beneath and a wc. Cupboard with shelving housing the gas boiler. Obscured window to the front elevation. Panelled ceiling with inset ceiling spotlights. Wall-mounted mirror.

### OUTSIDE

To the front there is a garden laid to lawn with bordering shrubs. A driveway runs alongside accessing the garage. A timber gateway between the garage and house opens to the rear garden. The rear garden is also laid to lawn with bordering shrub and flower beds together with a patio area laid adjacent to the property. Outside tap. Timber shed. Water butt.

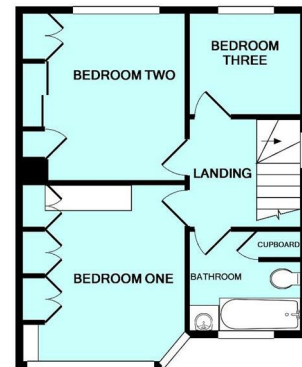
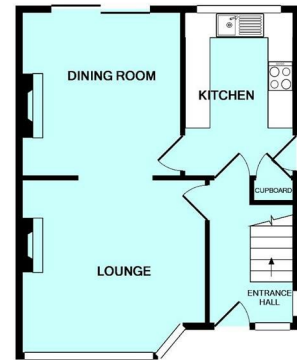
#### GARAGE 16'1 x 8 (4.90m x 2.44m)

Up-&-over door to the front elevation. Side access door. Window to the rear elevation. Power and lighting.

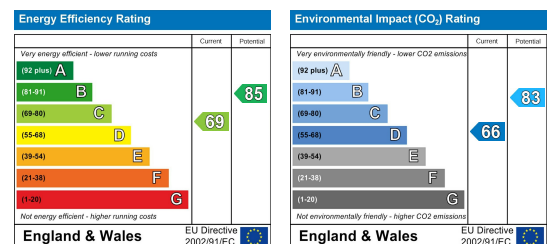
### Area Map



### 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.