



## 4 Sculptor Way

Sherford, Plymouth, PL9 8GG

**£950 Per Calendar Month**



Available now on a long-term basis is this delightful Coach House in Sherford. It is unfurnished with accommodation comprising 2 bedrooms, modern bathroom, open-plan living/dining and kitchen area. The kitchen has a fully-integrated set of appliances. Double-glazing & gas central heating. There is a garage beneath the property with power.



SCULPTOR WAY, SHERFORD, PL9 8GG

ACCOMMODATION

Access to the property is gained via the solid entrance door which leads to an entrance lobby area.

ENTRANCE LOBBY

Wall-mounted consumer unit. Stairs rising to the accommodation.

LANDING

Windows with fitted blinds to the rear elevation. Door opening into bedroom two.

BEDROOM TWO 15'9" x 8'6" at widest points excl built-in cupboa (4.81 x 2.6 at widest points excl built-in cupboard)

Double-glazed window to the front elevation. Built-in cupboard with free-standing shelves and hanging rail.

BEDROOM ONE 15'9" x 8'9" (4.82 x 2.67)

Double-glazed window to the front elevation.

KITCHEN/LIVING AREA 16'7" overall width x 15'8" overall length (5.06 overall width x 4.80 overall length)

In the lounge area there are 2 double-glazed windows to the front elevation. In the kitchen area there is a range of matching eye-level and base units with rolled-edge work surfaces. Stainless-steel one-&-a-bowl sink unit with mixer tap. Built-in 4-ring gas hob with a stainless-steel splash-back and a double oven beneath and a stainless-steel extractor above. Built-in appliances include an integrated dishwasher, washer/dryer, fridge and freezer. The adjacent cupboard houses the gas boiler. Additional shelving. Loft hatch. Air extraction system.

BATHROOM 6'8" x 5'6" (2.05 x 1.68)

Fitted with a white modern suite comprising a panel bath with a shower system over, tiled area surround and shower screen, pedestal wash hand basin with mixer tap and tiled splash-back and a wc.

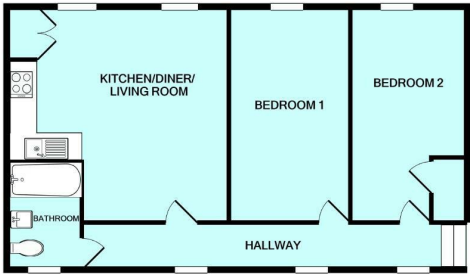
GARAGE 19'7" x 9'6" at widest point (5.98 x 2.90 at widest point)

Up-&-over door to the front elevation. Power and light. Lockable storage cupboard.

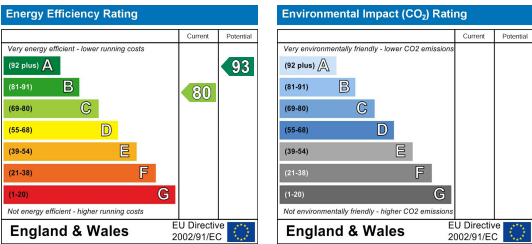
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.