



## 3 Ariel Mews

Sherford, Plymouth, PL9 8PW

**£800 Per Calendar Month**



Brand new detached coach house available now for long-term rental. The accommodation is unfurnished and comprises a living/kitchen area, 2 bedrooms & a bathroom. Garage. Strictly no pets.



### 3 ARIEL MEWS, SHERFORD, PL9 8PW

#### ACCOMMODATION

Access to the property is gained via a part-glazed entrance door leading into an entrance lobby.

#### ENTRANCE LOBBY

Stairs ascending to the first floor accommodation.

#### LANDING

Built-in storage cupboard.

#### LIVING ROOM/KITCHEN AREA 17'5" x 12'5" (5.33 x 3.79)

A range of matching high gloss eye-level and base units with rolled-edge work surfaces. Inset 4-ring gas hob. Electric oven. Built-in fridge/freezer. Built-in dishwasher. Built-in washing machine. Double-glazed windows to the front and side elevations.

#### BEDROOM TWO 13'10" x 8'4" at widest points (4.23 x 2.56 at widest points)

Double-glazed window to the front elevation.

#### BEDROOM ONE 11'5" x 10'7" (3.49 x 3.23)

Double-glazed window to the front elevation.

#### BATHROOM 6'6" x 5'6" (2.0 x 1.68)

White modern suite including low level toilet, pedestal wash and panel bath with a mixer tap and spray attachment, tiled area surround and shower screen. Built-in extractor.

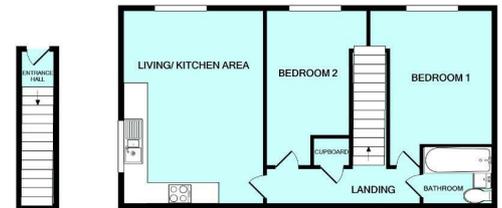
#### GARAGE 17'8" x 9'4" (5.4 x 2.85)

Beneath the property is the garage. There is a lockable cupboard in one corner.

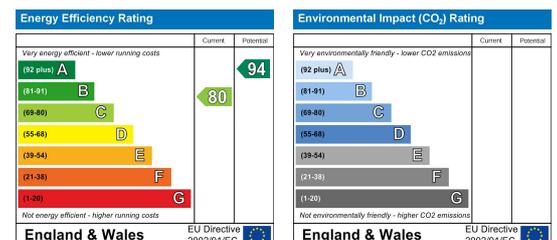
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



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