



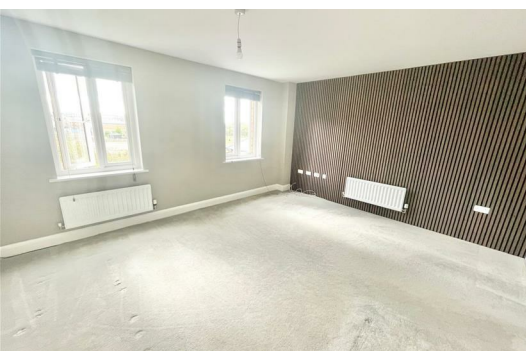
7 Pandora Grove

Sherford, Plymouth, PL9 8LZ

£1,600 Per Calendar Month



Available from end of October/early November 2025 is this 3-storey family property offering flexible accommodation. On the entrance floor level is the downstairs cloakroom/wc and living/dining/family area with kitchen. On the first floor is the lounge/optional bedroom four and a further bedroom whilst on the top floor are 2 bedrooms, master ensuite shower room & family bathroom. Externally a drive provides off-road parking for a number of vehicles, single garage & low maintenance rear garden. Double-glazing & central heating.



PANDORA GROVE, SHERFORD, PL9 8LZ

ACCOMMODATION

Access to the property is gained via the entrance door leading into the entrance hall.

ENTRANCE HALL 12'11" x 6'5" (3.95 x 1.98)

Providing access to the accommodation. Staircase rising to the first floor. Understairs storage cupboard.

DOWNSTAIRS CLOAKROOM/WC 5'6" x 3'1" (1.68 x 0.94)

Fitted with a low level toilet and a pedestal wash basin with a mixer tap.

LIVING/DINING/FAMILY ROOM 25'11" x 8'1" (7.90 x 2.48)

A dual aspect room with double-glazed windows to the front and side elevations. French-style double doors leading out onto the garden. Opening leading into the kitchen area.

KITCHEN 9'2" x 7'11" (2.81 x 2.43)

Built-in 4-ring gas hob with an electric oven beneath. Space for fridge-freezer. Space for washing machine. Space for dishwasher and/or tumble dryer. Wall-mounted gas boiler. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Stairs rising to the second floor. Window to the front elevation.

LOUNGE/BEDROOM FOUR 12'7" x 14'11" (3.86 x 4.56)

2 double-glazed windows to the rear elevation. Panelling to one wall.

BEDROOM TWO 14'4" x 8'3" (4.37 x 2.54)

Double-glazed window to the front elevation.

SECOND FLOOR LANDING

Providing access to the second floor accommodation. Loft hatch. Storage cupboard.

BEDROOM ONE 15'1" x 12'1" at widest points (4.61 x 3.69 at widest points)

2 double-glazed windows to the front elevation. Built-in storage cupboard. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 5'4" x 4'8" (1.65 x 1.44)

Comprising a shower cubicle with a shower unit and spray attachment, pedestal wash basin with a mixer tap and a low level toilet. Built-in extractor. Obscured double-glazed window to the side elevation.

BEDROOM THREE 9'11" x 7'8" (3.03 x 2.35)

Double-glazed window to the rear elevation.

BATHROOM 6'3" x 6'11" (1.93 x 2.11)

Comprising a bath with a mixer tap with a spray attachment, pedestal wash basin with mixer tap and a low level toilet. Obscured double-glazed window to the rear elevation.

GARAGE

Up-&-over door to the front elevation. Power and lighting.

OUTSIDE

There is a fenced enclosed garden to the front. Adjacent drive leading to the garage. A side gate leads through to the rear. The rear garden is enclosed by timber fencing, laid to artificial grass and has a storage shed located behind the garage

COUNCIL TAX

South Hams District Council
Council tax band D

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

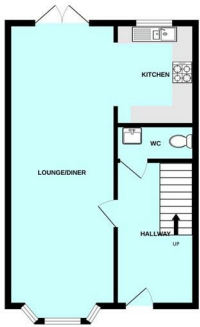
Area Map



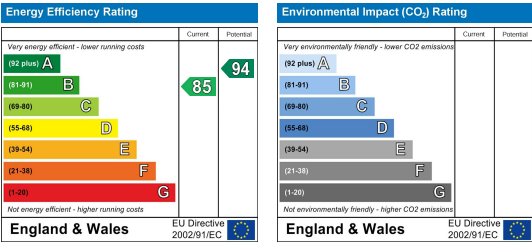
Floor Plans



GROUND FLOOR



Energy Efficiency Graph



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