



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.

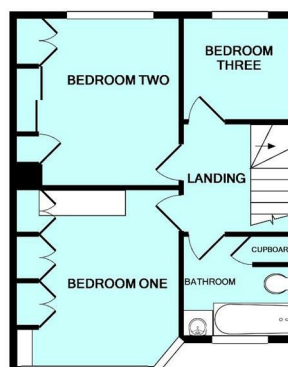
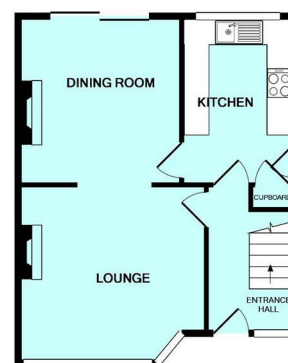
GARAGE 16'1 x 8 (4.90m x 2.44m)

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

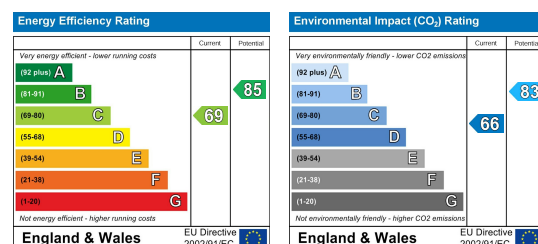
Area Map



Floor Plans



Energy Efficiency Graph



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