



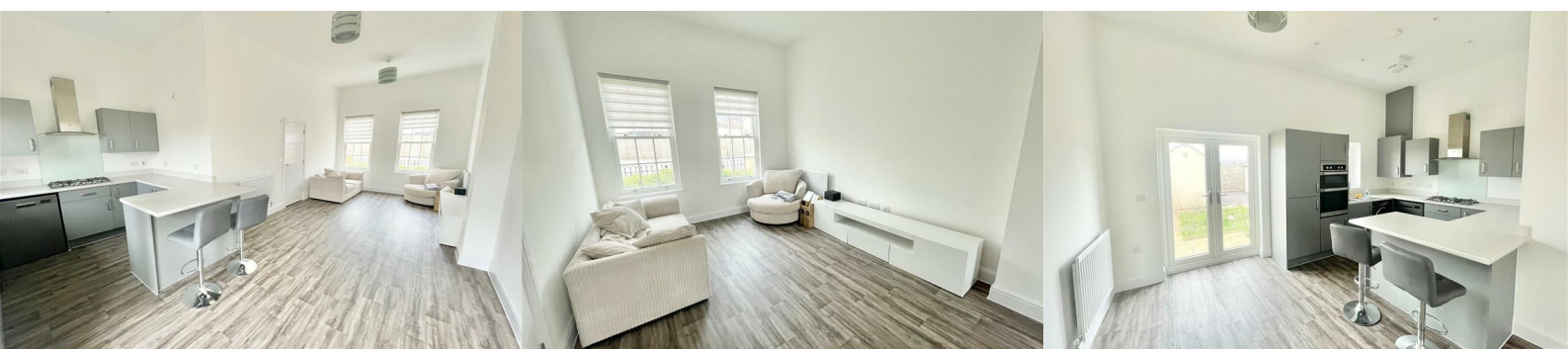
143 Hercules Road

Sherford, Plymouth, PL9 8GY

£1,800 Per Calendar Month



Available from April 2025 is this modern 3-storey townhouse. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, kitchen/dining/family room, first floor lounge, 4 bedrooms, master ensuite shower room, family bathroom & additional wc. Externally there is a garden to the rear, off-road gated parking & single garage.



HERCULES ROAD, SHERFORD, PL9 8GY

ACCOMMODATION

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

ENTRANCE HALL

Stairs rising to the first floor. Under-stairs storage cupboard. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'0" x 3'6" (1.85 x 1.07)

Fitted with a low level toilet and a pedestal wash basin with a mixer tap. Built-in extractor.

KITCHEN/DINING/LIVING AREA 27'0" overall length x 17'3" max width x 10'11" (8.25 overall length x 5.28 max width x 3.33)

A dual aspect room with double-glazed sash windows to the front elevation and further double-glazed window and double doors opening to the rear. The kitchen area comprises a series of matching eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset stainless-steel one-&a-half bowl single drainer sink unit with mixer tap. Built-in 5-ring gas hob. Built-in electric double oven. Integrated fridge and freezer. Free-standing washing machine and dishwasher in situ. These may well be included within the rental. Wall-mounted gas boiler.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor.

SEPARATE WC 5'4" x 2'8" (1.63 x 0.82)

Comprising a sink unit and low level toilet.

LOUNGE 17'3" x 11'8" narrowing to 8'4" (5.27 x 3.58 narrowing to 2.56)

A dual aspect room with double-glazed sash windows to the front and side elevations.

BEDROOM ONE 14'5" x 9'4" to wardrobe face (4.40 x 2.86 to wardrobe face)

2 double-glazed windows to the rear elevation. Built-in wardrobe to one wall providing storage and hanging. Doorway leading to the ensuite shower room.

ENSUTIE SHOWER ROOM 6'5" x 5'2" (1.96 x 1.60)

Comprising a shower cubicle with sliding shower screen door and shower unit with spray attachment and rainfall shower head, pedestal wash basin and low level toilet. Vertical towel rail/radiator.

SECOND FLOOR LANDING

Providing access to the second floor accommodation. Loft hatch. 2 built-in storage cupboards. One of the cupboards has slatted shelving.

BEDROOM TWO 17'3" x 10'5" narrowing to 8'4" (5.28 x 3.18 narrowing to 2.56)

2 double-glazed sash windows to the front elevation.

BEDROOM THREE 8'11" x 9'5" (2.74 x 2.88)

Double-glazed window to the rear elevation.

BEDROOM FOUR 9'5" x 8'0" (2.88 x 2.46)

Double-glazed window to the rear elevation.

BATHROOM 6'11" x 6'6" (2.13 x 1.99)

White modern suite comprising a panel bath with mixer tap and spray attachment, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Built-in extractor.

OUTSIDE

At the rear of the property there is a walled and fenced enclosed garden, with an uncultivated central section. A path leads to a tarmac gated parking area. Adjacent to the parking area is the single garage.

GARAGE

Up-&-over door to the front elevation. Eaves storage.

COUNCIL TAX

South Hams District Council
Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

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.

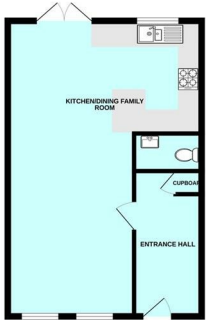
Area Map



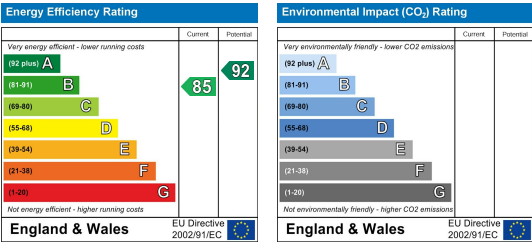
Floor Plans



GROUND FLOOR



Energy Efficiency Graph



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.