# Julian Marks | PEOPLE, PASSION AND SERVICE



### **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)

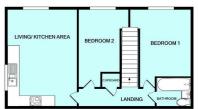
Beneath the property is the garage. There is a lockable cupboard in one corner.

### **Area Map**

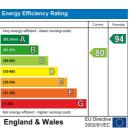


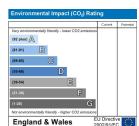
Floor Plans





### **Energy Efficiency Graph**





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.