



## 4 Sculptor Way

Sherford, Plymouth, PL9 8GG

**£825 Per Calendar Month**



Available now on a long-term basis is this delightful Coach House in Sherford. It is unfurnished with accommodation comprising 2 bedrooms, modern bathroom, open-plan living/dining and kitchen area. The kitchen has a fully-integrated set of appliances. Double-glazing & gas central heating. There is a garage beneath the property with power.



## SCULPTOR WAY, SHERFORD, PL9 8GG

### ACCOMMODATION

Access to the property is gained via the solid entrance door which leads to an entrance lobby area.

### ENTRANCE LOBBY

Wall-mounted consumer unit. Stairs rising to the accommodation.

### LANDING

Windows with fitted blinds to the rear elevation. Door opening into bedroom two.

### BEDROOM TWO 15'9" x 8'6" at widest points excl built-in cupboa (4.81 x 2.6 at widest points excl built-in cupboard)

Double-glazed window to the front elevation. Built-in cupboard with free-standing shelves and hanging rail.

### BEDROOM ONE 15'9" x 8'9" (4.82 x 2.67)

Double-glazed window to the front elevation.

### KITCHEN/LIVING AREA 16'7" overall width x 15'8" overall length (5.06 overall width x 4.80 overall length)

In the lounge area there are 2 double-glazed windows to the front elevation. In the kitchen area there is a range of matching eye-level and base units with rolled-edge work surfaces. Stainless-steel one-&-a-bowl sink unit with mixer tap. Built-in 4-ring gas hob with a stainless-steel splash-back and a double oven beneath and a stainless-steel extractor above. Built-in appliances include an integrated dishwasher, washer/dryer, fridge and freezer. The adjacent cupboard houses the gas boiler. Additional shelving. Loft hatch. Air extraction system.

### BATHROOM 6'8" x 5'6" (2.05 x 1.68)

Fitted with a white modern suite comprising a panel bath with a shower system over, tiled area surround and shower screen, pedestal wash hand basin with mixer tap and tiled splash-back and a wc.

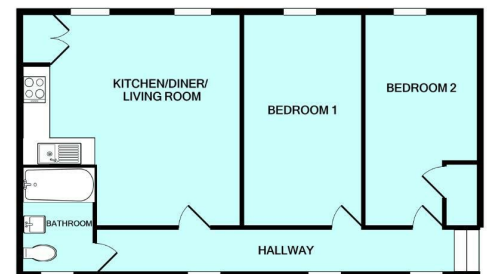
### GARAGE 19'7" x 9'6" at widest point (5.98 x 2.90 at widest point)

Up-&-over door to the front elevation. Power and light. Lockable storage cupboard.

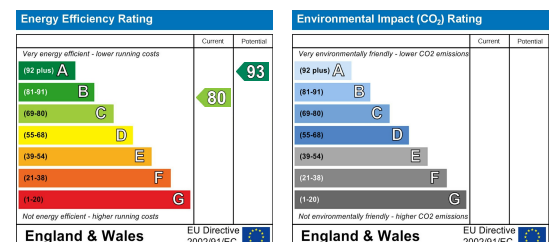
## Area Map



## Floor Plans



## Energy Efficiency Graph



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