



79 Gemini Road

Sherford, Plymouth, PL9 8FL

£1,850 Per Calendar Month



Available from May 2025 is this stunning modern property located on the edge of Sherford. The accommodation is arranged over 3 levels & comprises 4 bedrooms, 2 of which have ensuite facilities, family bathroom & an additional cloakroom/wc. There is a first floor lounge, great-sized kitchen/breakfast room & a dining/family room. Low maintenance rear garden, garage & driveway.



GEMINI ROAD, SHERFORD, PL9 8FL

ACCOMMODATION

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

ENTRANCE HALL 17'7" x 6'0" (5.38 x 1.84)

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation. Porcelain tiled floor.

DOWNSTAIRS CLOAKROOM/WC 6'11" x 4'7" (2.13 x 1.40)

Comprising a low level toilet and sink unit. Porcelain tiled floor.

KITCHEN/BREAKFAST ROOM 11'0" x 10'11" incl kitchen units (3.36 x 3.33 incl kitchen units)

Range of eye-level and base units. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Range of integrated appliances including a gas hob with an extractor hood above, electric double oven, fridge, freezer and dishwasher. Porcelain tiled floor. Double-glazed window to the front elevation.

DINING/FAMILY ROOM 17'4" x 10'11" (5.30 x 3.35)

Walk-in storage cupboard housing the pressurised hot water cylinder and has space and plumbing for a washing machine. Porcelain tiled floor. Double-glazed window and double doors leading out onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Stairs rising to the second floor.

LOUNGE 17'3" x 11'1" narrowing to 8'4" (5.27 x 3.38 narrowing to 2.55)

2 double-glazed windows to the front elevation enjoying a lovely outlook over towards the local country park.

BEDROOM THREE 9'11" x 9'3" (3.04 x 2.82)

Double-glazed window to the rear elevation.

BEDROOM FOUR 8'9" x 9'3" (2.68 x 2.82)

Double-glazed window to the rear elevation.

BATHROOM 6'9" x 6'1" (2.08 x 1.87)

Beautifully-presented bathroom comprising a panel bath, low level toilet and sink unit. Fully-tiled walls. Tiled floor.

SECOND FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch.

BEDROOM ONE 14'11" x 10'1" to wardrobe face (4.56 x 3.09 to wardrobe face)

Double-glazed windows to the front elevation enjoying a lovely outlook towards the local country park. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'9" x 4'11" (2.08 x 1.51)

Comprising a walk-in shower, low level toilet and pedestal wash basin. Vertical towel rail/radiator. Fully-tiled walls.

BEDROOM TWO 15'0" to wardrobe face x 9'6" (4.59 to wardrobe face x 2.90)

2 double-glazed windows to the rear elevation. Fitted wardrobe along one wall. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'9" x 4'11" (2.08 x 1.52)

A beautifully appointed ensuite with a walk-in shower, low level toilet and pedestal wash basin. Vertical towel rail/radiator.

OUTSIDE

At the rear of the property there is an enclosed lawned garden. A pathway leads to the rear providing access to the parking area.

GARAGE

Adjacent to the rear of the property is the single garage with parking adjacent.

COUNCIL TAX

South Hams District Council
Council tax band E

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.

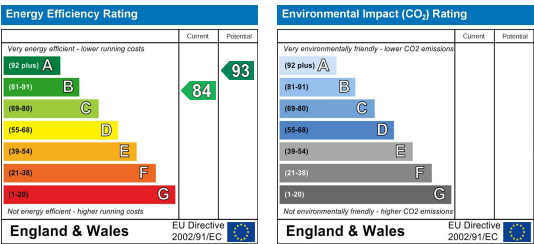
Area Map



Floor Plans



Energy Efficiency Graph



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