



30 Capricorn Way

Sherford, Plymouth, PL9 8FU

£1,500 Per Calendar Month



Available on a long-term rental is this lovely 3-storey townhouse located in Sherford. The accommodation briefly comprises entrance hall & downstairs cloakroom/wc, good-sized ground floor kitchen/dining room, first floor lounge, 3 bedrooms, family bathroom & master ensuite shower room. Low maintenance terraced rear garden. Off-road parking space & garage in a nearby block.



CAPRICORN WAY, SHERFORD, PL9 8FU

ACCOMMODATION

Access to the property is gained via the part-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Built-in storage cupboard housing the electric fuse box and meter. Porcelain tiled floor. Turning staircase rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'9" x 4'7" (2.07 x 1.42)

Low level toilet and pedestal wash basin. Double-glazed sash window to the front elevation.

KITCHEN/DINING ROOM 22'0" x 15'10" at widest points incl kitchen units (6.73 x 4.84 at widest points incl kitchen units)

Within the kitchen area there is an island unit which has storage and a breakfast bar. Range of rolled-edge work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in washing machine. Built-in dishwasher. Built-in electric oven. Built-in gas hob with an extractor hood above. Integrated fridge-freezer. 2 under-stairs storage cupboards. Porcelain tiled floor. Double-glazed window and double doors to the rear elevation opening onto the rear garden.

FIRST FLOOR LANDING

Stairs rising to the second floor. Doors providing access to the first floor accommodation.

LOUNGE 11'1" x 12'4" excl the recess (3.38 x 3.77 excl the recess)

2 double-glazed sash windows to the front elevation.

BEDROOM ONE 11'7" x 12'1" (3.54 x 3.70)

Double-glazed window to the rear elevation. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 9'10" x 5'10" (3.01 x 1.80)

Comprising a shower cubicle with tiled area surround, shower unit, spray attachment and sliding shower screen door, pedestal wash basin and low level toilet. Double-glazed window to the rear elevation.

SECOND FLOOR LANDING

Loft hatch. Please note that there is no loft access. Built-in cupboard housing the gas boiler.

BEDROOM TWO 15'10" x 6'9" taken at a height of 4'11" (4.84 x 2.08 taken at a height of 1.5)

Sloping ceiling to the front elevation. Double-glazed window to the front elevation.

BEDROOM THREE 15'10" x 4'7" taken at a height of 4'11" (4.84 x 1.42 taken at a height of 1.5)

Sloping ceiling to the rear elevation. Double-glazed window to the rear elevation.

BATHROOM 6'7" x 5'7" (2.02 x 1.71)

Comprising a panel bath with twin hand grips, mixer tap, tiled area surround and a shower unit with spray attachment, pedestal wash basin and low level toilet.

OUTSIDE

At the rear there is a fenced enclosed garden with paved patio area adjacent to the rear of the property. A gate leads to the side of the property. Steps lead up to an artificial grassed area. Further gate leading to the parking space. Across from the parking space is the single garage.

COUNCIL TAX

South Hams District Council
Council tax band D

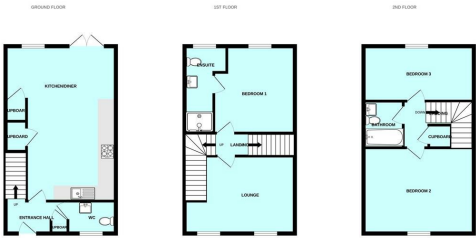
Rental holding deposit

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

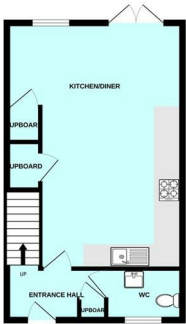


Floor Plans

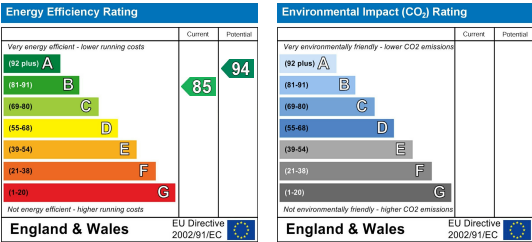


Made with SketchUp 2022

GROUND FLOOR



Energy Efficiency Graph



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