



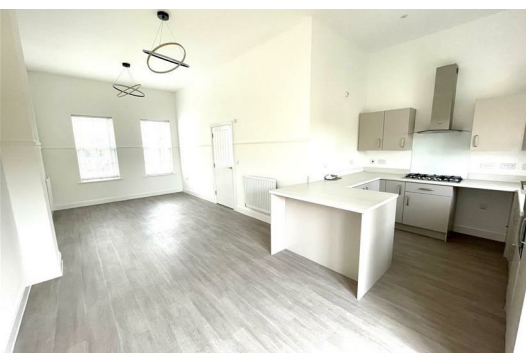
149 Hercules Road

Sherford, Plymouth, PL9 8GY

£1,800 Per Calendar Month



Available now is this attractively-presented modern terraced townhouse located in the popular Sherford development. The accommodation briefly comprises a ground floor open-plan kitchen/dining/family room, separate wc, first floor lounge, 4 bedrooms with master ensuite & family bathroom. Enclosed lawned rear garden. Access to the gated parking & single garage.



HERCULES ROAD, SHERFORD, PL9 8FA

ACCOMMODATION

Entrance door leading into the entrance hall.

ENTRANCE HALL 13'8" x 6'1" at widest points (4.18 x 1.87 at widest points)

Under-stairs storage cupboard. Turning staircase rising to the first floor accommodation. Doors to the ground floor accommodation.

SEPARATE WC 6'1" x 3'4" (1.87 x 1.03)

Low level toilet and sink unit with mixer tap. Built-in extractor fan.

KITCHEN/DINING/FAMILY ROOM 17'9" x 10'11" x 17'4" x 9'4" (5.43 x 3.33 x 5.29 x 2.86)

An 'L-shaped' dual aspect room with 2 sash-style double-glazed windows to the front elevation and French-style double doors leading out onto the rear garden. Within the kitchen area is a series of matching eye-level and base units with rolled-edge work surfaces. Inset single drainer one-&a-half bowl sink unit with mixer tap. 5-ring gas hob with extractor hood above. Built-in electric double oven and grill. Built-in fridge-freezer. Space for washing machine. Cupboard housing the gas boiler. Double-glazed window to the rear elevation.

FIRST FLOOR LANDING

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

SEPARATE WC 5'4" x 2'8" (1.65 x 0.82)

Low level toilet and sink unit with mixer tap. Built-in extractor.

BEDROOM ONE 14'5" to wardrobe face x 9'5" (4.41 to wardrobe face x 2.88)

2 double-glazed windows to the rear elevation. Recessed wardrobe to one wall providing useful storage with hanging rail and shelving.

ENSUITE SHOWER ROOM 6'5" x 5'3" (1.98 x 1.61)

Comprising a shower cubicle with sliding shower screen door and a shower unit with spray attachment, pedestal wash basin and low level wc. Vertical towel rail/radiator. Mirror-fronted bathroom cabinet.

LOUNGE 17'4" x 11'8" at widest points (5.30 x 3.58 at widest points)

2 sash-style double-glazed windows to the front elevation.

SECOND FLOOR LANDING

Loft hatch. 2 built-in storage cupboards.

BEDROOM TWO 17'3" x 10'4" (5.28 x 3.16)

2 sash-style double-glazed windows to the front elevation.

FAMILY BATHROOM 7'0" x 6'7" (2.15 x 2.02)

White modern suite comprising panel bath with mixer tap and tiled area surround, low level toilet and pedestal wash basin. Vertical towel rail/radiator. 2 mirror-fronted bathroom cabinets.

BEDROOM THREE 9'5" x 9'0" (2.89 x 2.75)

Double-glazed window to the rear elevation.

BEDROOM FOUR 9'5" x 8'0" (2.89 x 2.45)

Double-glazed window to the rear elevation.

OUTSIDE

To the rear of the property there is a fenced enclosed garden which is laid to lawn. A paved pathway leads to a rear gate which in turn leads onto the gated parking area and adjacent single garage. The garage and parking is accessed via the rear service lane.

COUNCIL TAX

South Hams District Council
Council tax band E

AGENT'S NOTE

PET LICENCE - There is an additional charge of £50 per month added to the rent for any tenant wanting to have a pet.

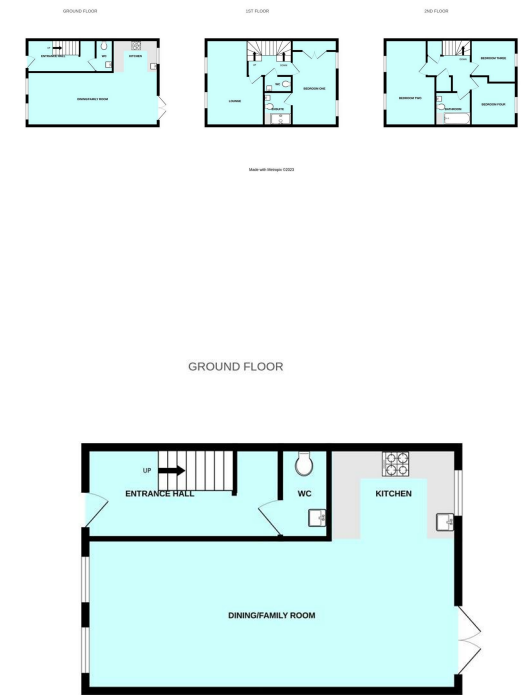
Rental holding deposit

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.

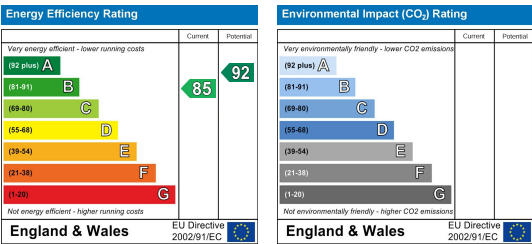
Area Map



Floor Plans



Energy Efficiency Graph



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