



2 Pegasus Place

Sherford, Plymouth, PL9 8FB

£2,300 Per Calendar Month



A lovely 3-storey end-terraced property offering sizeable and flexible accommodation. The accommodation is laid out over 3 levels with 6 bedrooms in total, 2 of which have ensuite shower rooms. In addition there are 2 family bathrooms and a ground floor wc/utility. There is an impressive dual aspect main living room and a dual aspect kitchen/dining room. There is an enclosed garden to the rear, off-road parking and a garage located beneath a nearby coach house. Double-glazing & gas central heating. Unfurnished and available July 2026



PEGASUS PLACE, SHERFORD, PL9 8FB

ACCOMMODATION

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

ENTRANCE HALL 15'3" x 6'6" (4.65 x 1.99)

An imposing entrance providing access to the ground floor accommodation. Porcelain tiled floor. Stairs rising to the first floor. Under-stairs storage cupboards, one of which houses the pressurised hot water cylinder.

DOWNSTAIRS WC/UTILITY 6'6" x 5'4" (1.99 x 1.65)

Fitted with a low level toilet with a boxed-in cistern and sink unit with mixer tap and a tiled splash-back. Work surface with storage beneath. Space and plumbing for washing machine. Porcelain tiled floor. Built-in extractor.

LOUNGE 20'10" x 11'6" (6.36 x 3.52)

A lovely light open dual aspect airy room with double-glazed sash windows to the front and side elevations. Laminate floor.

KITCHEN/DINING ROOM 20'10" x 10'9" incl kitchen units (6.37 x 3.29 incl kitchen units)

A lovely light dual aspect room with sash windows to the front elevation and full-length double-glazed windows to the side. Doors leading out to the garden. Within the kitchen area there is a series of contemporary-style matching eye-level and base units with complementary work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. 5-ring gas hob with an extractor hood above. Adjacent electric double oven and grill. Further built-in appliances include fridge, freezer and dishwasher. Vertical radiator. Porcelain tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Sash double-glazed window to the front elevation. Stairs rising to the second floor.

BEDROOM ONE 13'1" x 10'11" (4' x 3.35)

An impressive main bedroom with a sash window to the front elevation. Mirror-fronted fitted wardrobe. Doorway opening to the ensuite shower room.

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

Comprising a walk-in shower cubicle with a sliding shower screen door, low level toilet with a boxed-in cistern and sink unit with a mixer tap. Tiled floor. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

BEDROOM THREE 11'8" x 11'2" (3.56 x 3.42)

Sash double-glazed window to the side elevation.

BEDROOM FOUR 11'7" x 9'4" (3.55 x 2.86)

A dual aspect room with double-glazed windows to the front and side elevations.

BATHROOM 7'6" x 6'2" (2.29 x 1.90)

Comprising a panel bath with a central mixer tap and shower unit with spray attachment, low level toilet with a boxed-in cistern and sink unit with mixer tap. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights.

SECOND FLOOR LANDING

Providing access to the second floor accommodation. Double-glazed window to the front elevation.

BEDROOM TWO 13'1" x 11'5" (4.01 x 3.50)

A dual aspect room with sash double-glazed windows to the front and side elevations. Mirror-fronted built-in wardrobe. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'5" x 4'11" (2.28 x 1.51)

Comprising a walk-in shower cubicle with sliding shower screen door, low level toilet with a boxed-in cistern and sink unit with mixer tap. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

BEDROOM FIVE 11'9" x 11'2" (3.59 x 3.42)

Double-glazed sash window to the side elevation.

BEDROOM SIX 11'11" x 9'3" (3.64 x 2.83)

A dual aspect room with windows to 2 elevations.

BATHROOM 7'5" x 6'2" (2.28 x 1.90)

Comprising a panel bath with a central mixer tap and shower unit with spray attachment and shower screen, low level toilet with a boxed-in cistern and sink unit with mixer tap. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights.

OUTSIDE

To the rear of the property, there is a walled and fenced enclosed garden which has been mainly laid to lawn. At the end of the garden there is a tarmac parking area and double gates leading out onto Pegasus Place.

GARAGE 19'6" x 9'10" (5.96 x 3.01)

Located beneath a coach house at the end of the garden around the corner from the property. Up-&-over door to the front elevation.

COUNCIL TAX

Plymouth City Council
Council tax band F

AGENT'S NOTE

There is a management charge of approximately £278 per annum.

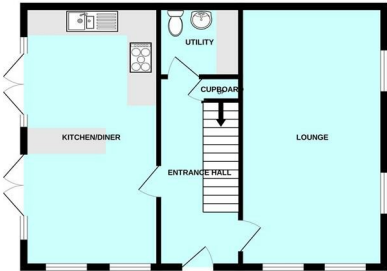
Area Map



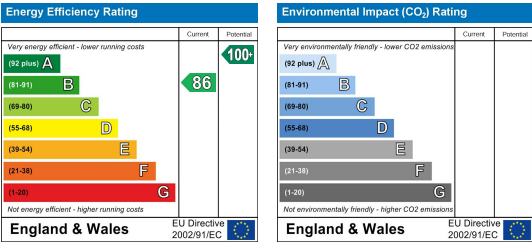
Floor Plans



GROUND FLOOR



Energy Efficiency Graph



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