



26 Ursa Gardens

Sherford, Plymouth, PL9 8GS

£285,000



A lovely 3-bedroom end-terraced property located within the popular development of Sherford. The accommodation includes a lounge/dining room, kitchen/breakfast room with a number of built-in appliances and downstairs cloakroom/wc on the ground floor whilst on the first floor there are 3 bedrooms, family bathroom & ensuite shower room. There are lawned gardens to the front and rear together with a garage, accessed from the rear, located in a nearby bloc beneath a coach house.



URSA GARDENS, SHERFORD, PL9 8GS

ACCOMMODATION

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

ENTRANCE HALL 14'11" x 6'9" at widest points (4.57 x 2.06 at widest points)

Doors providing access to the ground floor accommodation. Turning staircase rising to the first floor. Under-stairs storage cupboard. Additional built-in cupboard.

DOWNSTAIRS CLOAKROOM/WC 6'1" x 3'4" (1.87 x 1.03)

Fitted with a low level toilet and sink unit. Built-in extractor.

KITCHEN/BREAKFAST ROOM 11'2" x 10'1" incl kitchen units (3.42 x 3.08 incl kitchen units)

Series of matching eye-level and base units with blackened rolled-edge work surfaces and matching splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric double oven and grill. Integrated fridge-freezer. Integrated dishwasher. Space and plumbing for washing machine. Cupboard concealing the gas boiler. Double-glazed sash-style window to the front elevation.

LOUNGE/DINING ROOM 15'5" x 12'1" (4.72 x 3.70)

Double-glazed full-length windows with French-style double doors providing outlook and access onto the rear patio and garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 12'1" x 11'2" at widest points (3.70 x 3.42 at widest points)

Double-glazed sash-style window to the front elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 5'8" x 5'5" (1.74 x 1.67)

Comprising a corner shower cubicle with sliding shower screen doors, tiled area surround and a shower unit with a spray attachment, pedestal wash basin and a low level wc. Double-glazed sash-style window to the front elevation.

BEDROOM TWO 10'9" x 8'7" (3.30 x 2.62)

Double-glazed window to the rear elevation overlooking the garden.

BEDROOM THREE 12'1" x 6'6" to wardrobe rear (3.70 x 1.99 to wardrobe rear)

Double-glazed window to the rear elevation.

Please note that this room is currently being used as a very useful dressing room.

FAMILY BATHROOM 6'7" x 5'6" (2.02 x 1.68)

Comprising a panel bath with a mixer tap with a spray attachment and a folding shower screen, pedestal wash basin and a low level toilet. Built-in extractor.

OUTSIDE

To the front of the property is a lawned garden and a pathway leading to the front entrance. Side access to a paved area which leads through to a small patio with railings. Steps lead up to a lawned section of garden. A path leads to the end of the garden leading to a gate, which in turn leads out onto the rear where the garage is located.

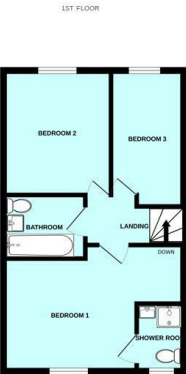
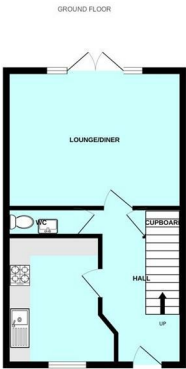
COUNCIL TAX

South Hams District Council
Council tax band C

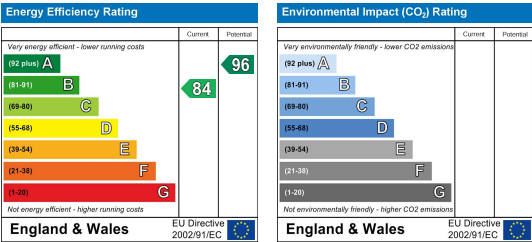
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.