



## 26 Sherril Close

Staddiscombe, Plymouth, PL9 9DB

£225,000



Nicely-positioned mid-terraced family home enjoying a south-westerly facing rear garden. The accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/dining room, downstairs cloakroom/wc, 3 bedrooms & shower room. Front & rear gardens. Double-glazing & central heating.



## SHERRIL CLOSE, STADDISCOMBE, PL9 9DB

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 12'4 x 5'10 (3.76m x 1.78m)

Doors providing access to the ground floor accommodation. Stairs rising to the first floor. Open-plan area beneath the stairs. Recessed storage cupboard. Hard wood flooring.

### LOUNGE 12'10 x 12'2 (3.91m x 3.71m)

2 windows with fitted blinds to the rear elevation overlooking the garden.

### KITCHEN/DINING ROOM 21'6 x 8'10 (6.55m x 2.69m)

An open-plan dual aspect room running from front to rear with windows with fitted blinds to both the front and rear elevations. Glazed door with a fitted blind leading to the rear garden. The dining area is situated to the rear and has ample space for table and chairs. The kitchen is fitted with base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink unit. Built-in oven. Separate stainless-steel 4-burner gas hob with a cooker hood above. Space for dishwasher, washing machine and fridge-freezer. Tiled floor within the kitchen area and laminate flooring within the dining area.

### DOWNSTAIRS CLOAKROOM/WC 4'10 x 4'11 (1.47m x 1.50m)

Fitted with a wc and wash hand basin with a tiled splash-back. Storage cupboard with shelving. Tiled floor. Obscured window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in cupboard with slatted shelving and housing the gas boiler.

### BEDROOM ONE 12'9 x 10' (3.89m x 3.05m)

Window to the rear elevation providing lovely woodland views.

### BEDROOM TWO 11'2 x 9'8 (3.40m x 2.95m)

Window to the rear elevation with lovely woodland views.

### BEDROOM THREE 8'7 x 8'3 (2.62m x 2.51m)

Window to the front elevation. Storage cupboard.

### SHOWER ROOM 6'6 x 5'6 (1.98m x 1.68m)

Comprising an enclosed shower with waterproof panelling and a curved glass screen, pedestal basin and wc. Towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window to the front elevation.

### OUTSIDE

The front garden is laid to lawn with bordering shrub and flower beds and enclosed by timber fencing. Outside storage cupboard. Outside tap. The rear garden, which enjoys a south-westerly aspect, is laid to lawn together with mature shrubs and a mature apple tree. There is a timber decking area stretching the full width of the property.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

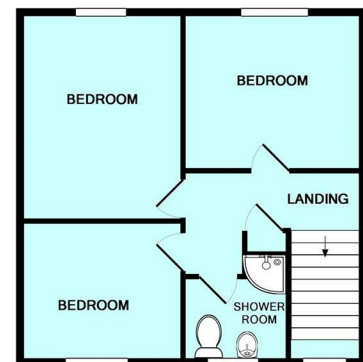
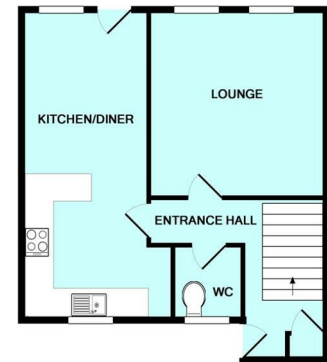
### AGENT'S NOTE

There are leased solar panels.

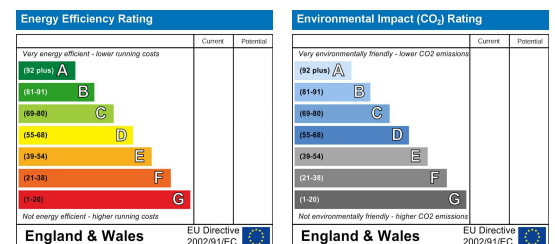
## Area Map



## Floor Plans



## Energy Efficiency Graph



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