Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



5 Scorpio Mews

Sherford, Plymouth, PL9 8FZ

£210,000

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Superbly-positioned detached coach house being offered through a shared ownership scheme at 50% of the market value. The accommodation comprising an entrance hallway and landing, open-plan dual aspect living room/kitchen, 2 double bedrooms, family bathroom plus a master ensuite shower room. Generous garage with power. Double-glazing & central heating. No onward chain.







SCORPIO MEWS, SHERFORD, PL9 8FZ

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
Staircase ascending to the landing. Fitted flooring.

LANDING
An 'L-shaped' landing providing access to the accommodation. Cupboard housing the electric meter, above which is the consumer unit. Further recessed storage cupboard. Loft hatch.

OPEN-PLAN LIVING ROOM/KITCHEN 21'6 x 14'3 (6.55m x 4.34m)
An open-plan dual aspect 'L-shaped' room with windows with fitted blinds to 2 elevations. Wall-mounted ceiling fan. Ample space for seating and dining. The kitchen area is fitted with a range of cabinets with matching fascias, work surfaces and splash-backs. Built-in oven. Stainless-steel 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Wall-mounted gas boiler concealed by a matching cabinet. Space for washing machine. Space for fridge-freezer.

BEDROOM ONE 15'5 x 9'5 (4.70m x 2.87m)
A generous master bedroom. Window with a fitted blind. Feature vaulted ceiling. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'10 x 3'10 (3.00m x 1.17m)
Comprising a double-sized enclosed shower, pedestal basin and wc. Partly-tiled walls.

BEDROOM TWO 10'10 x 10'7 (3.30m x 3.23m)
Window with a fitted blind.

FAMILY BATHROOM 6'10 x 5'6 (2.08m x 1.68m)
Comprising a bath, wc and a pedestal basin. Partly-tiled walls.

GARAGE 21'8 x 9'7 (6.60m x 2.92m)
Up-&-over style door to the front elevation. Gas meter. Power and lighting.

COUNCIL TAX
South Hams District Council
Council tax band B

SERVICE CHARGE
There is a monthly service charge of £23.

AGENT'S NOTE
The property is shared ownership with a 50% share being offered for sale. The remaining 50% is leasehold, with 119 years remaining on a 125 lease. The shared ownership rent is £328.90 (subject to annual review) plus a monthly lease management fee of £26.77 (subject to annual review). The annual buildings insurance is £11.08 (subject to annual review).

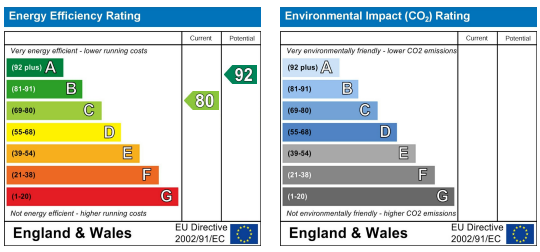
Area Map



Floor Plans



Energy Efficiency Graph



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