



5 Serpens Vale

Sherford, Plymouth, PL9 8GE

Offers Over £175,000



Being sold with no onward chain is this delightful coach house located on the edge of Sherford. The accommodation briefly comprises an open-plan living room/kitchen, 1 double bedroom & bathroom. The property benefits from double-glazing & gas-fired central heating. Allocated parking space behind the coach house.



SERPENS VALE, SHERFORD, PL9 8GE

ACCOMMODATION

Access to the property is gained via the communal entrance door, shared with number 3. There is an entryphone system. Stairs rising to the accommodation.

OPEN-PLAN KITCHEN/LIVING ROOM 19'7" x 13'2" x 10'5" max dimensions (5.97 x 4.02 x 3.19 max dimensions)

A lovely dual aspect room with double-glazed windows to the front and rear elevations. The kitchen area has a range of matching eye-level and base units. Inset single drainer sink unit. 4-ring gas hob with an extractor hood above. Built-in electric oven. Space and plumbing for washing machine. Space for fridge-freezer. Cupboard concealing the gas boiler. Useful built-in storage cupboard. Doorways leading to the bedroom and bathroom.

BEDROOM 9'10" x 9'2" (3.01 x 2.81)

Recessed wardrobe. Double-glazed window to the front elevation.

BATHROOM 7'2" x 5'7" (2.20 x 1.71)

White modern suite comprising a bath with a shower unit and spray attachment over and a shower screen, low level wc and pedestal wash basin. Double-glazed window to the front elevation.

OUTSIDE

Located through the arch is the parking area, with an allocated parking space for the property, 2nd in from the left-hand side. Adjacent to the building is a bin/storage store room which is private for number 3 and number 5. Half of the store can be used by number 5 providing a good storage area with power and water supply.

COUNCIL TAX

South Hams District Council
Council tax band A

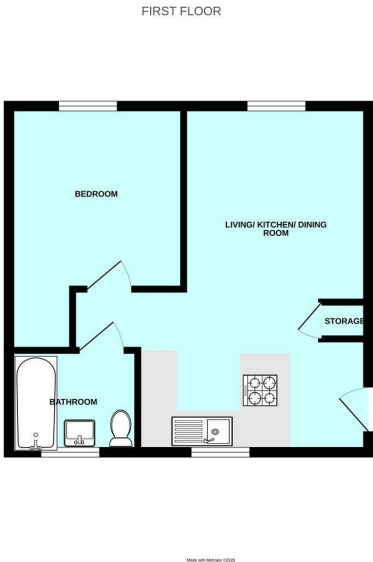
AGENT'S NOTE

There is an estate charge of approximately £63.56 paid every 6 months.

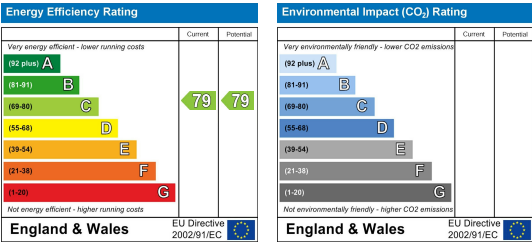
Area Map



Floor Plans



Energy Efficiency Graph



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