



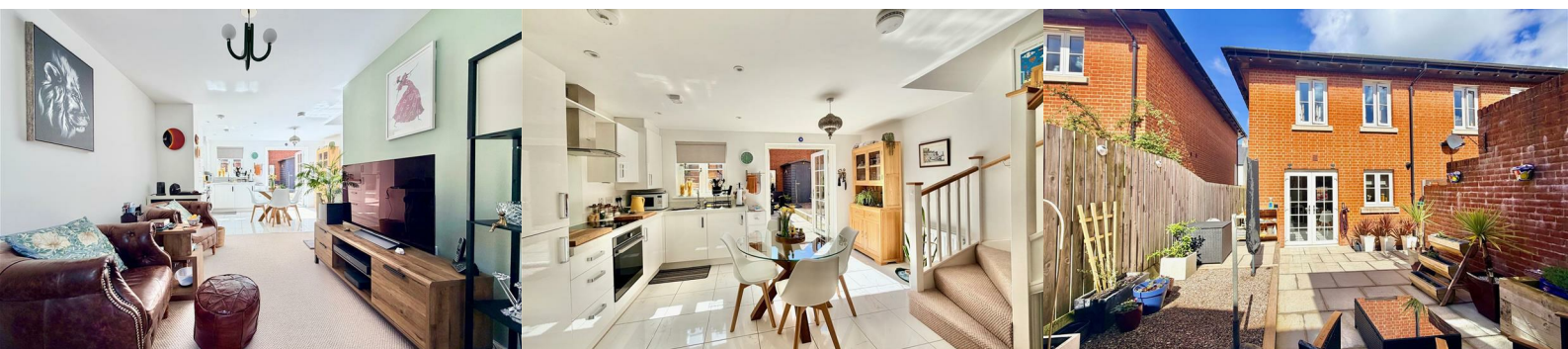
## 36 Dorado Street

Sherford, Plymouth, PL9 8FX

£245,000



Beautifully-presented end-terraced house situated in a nice location within Sherford with a landscaped rear courtyard garden & 2 parking spaces. The accommodation briefly comprises an open-plan living room/kitchen, spacious downstairs cloakroom/wc, 2 first floor double bedrooms & shower room. Double-glazing & central heating.



## DORADO STREET, SHERFORD, PL9 8FX

### ACCOMMODATION

Front door opening into an open-plan hallway area.

### OPEN-PLAN HALLWAY AREA

Providing access to the accommodation. Wall-mounted consumer unit.

### OPEN-PLAN LIVING ROOM/KITCHEN 24'10 x 14'2 (7.57m x 4.32m)

A superb open-plan room occupying the ground floor of the property. Dual aspect with windows to the front and rear elevations together with French doors leading to the courtyard garden and access to the car park. The lounge area is situated to the front and has an open-plan access through into the kitchen/diner. The kitchen/dining area has ample space for a table and chairs. Range of modern kitchen cabinets with matching work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with a cooker hood above. Integrated fridge and freezer. Integrated washing machine. Wall-mounted gas boiler concealed by a matching cabinet. Tiled floor. Inset ceiling spotlights. Open-plan under-stairs area, also housing the electric meter. Staircase ascending to the top floor.

### DOWNSTAIRS CLOAKROOM/WC 6'8 x 4'8 (2.03m x 1.42m)

Fitted with a wc and a basin.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 14'3 x 10'10 max width (4.34m x 3.30m max width)

2 windows to the rear elevation. Over-stairs cupboard.

### BEDROOM TWO 14'2 x 7'11 (4.32m x 2.41m)

2 windows to the front elevation. Built-in wardrobe with sliding mirrored doors.

### SHOWER ROOM 6'9 x 6'5 (2.06m x 1.96m)

Comprising a large tiled walk-in shower, wall-mounted basin and a wc. Mirrored medicine cabinet. Wall-mounted towel rail/radiator. Additional wall-mounted cupboard. Tiled floor. Inset ceiling spotlights.

### OUTSIDE

To the front there is an area laid to slate chippings. To the rear, there is a courtyard-style garden, which has been landscaped, comprising areas laid to paving and chippings. There is a timber shed, raised beds and steps leading to a rear gate providing access to the parking spaces.

### COUNCIL TAX

South Hams District Council  
Council tax band C

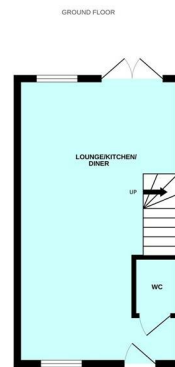
### AGENT'S NOTE

There is an annual service charge, paid in advance. The charge for 2026 was £278.35.

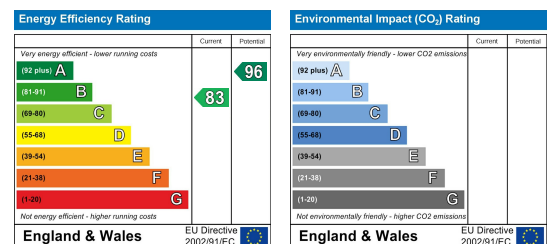
## Area Map



## Floor Plans



## Energy Efficiency Graph



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