



## 37 Gemini Road

Sherford, Plymouth, PL9 8FL

**£475,000**



Superbly-presented mid-terraced townhouse with spacious & comprehensive accommodation throughout. Briefly, the accommodation comprises an entrance hall with a downstairs cloakroom/wc, open-plan dual aspect kitchen/dining room, separate utility, ground floor lounge & study. The upper two floors host 5 double bedrooms, together with a spacious family bathroom, top-floor shower room and an ensuite shower room to bedroom one. Gardens to the front & rear elevations, parking and a garage. Double-glazing & central heating. Lovely position with nice views.



## GEMINI ROAD, SHERFORD, PL9 8FL

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Built-in cupboard housing the electric meter and consumer unit.

### LOUNGE 16'4 x 11'6 (4.98m x 3.51m)

French doors to the rear overlooking the garden and providing access to outside. Feature high ceilings.

### KITCHEN/DINING ROOM 22'6 x 11'5 (6.86m x 3.48m)

An open-plan dual aspect room with a window to the front elevation and French doors to the rear overlooking the garden and providing access to outside. Ample space for dining table and chairs. Range of modern kitchen cabinets with matching work surfaces and splash-backs. Stainless-steel one-&a-half bowl single drainer sink unit. Built-in double oven and grill. Stainless-steel gas hob with a splash-back and cooker hood. Integral fridge and freezer. Integral dishwasher. Feature high ceilings. Doorway leading to the utility room.

### UTILITY ROOM 6'11 x 3' (2.11m x 0.91m)

Integral washing machine. Under-stairs storage area. Shelving. Wall-mounted Ideal gas boiler.

### STUDY 14' x 5'10 (4.27m x 1.78m)

2 windows to the front elevation. Built-in storage. Feature high ceiling.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a pedestal basin with a tiled splash-back and wc.

### FIRST FLOOR LANDING 7'2 x 6'11 (2.18m x 2.11m)

Providing access to the first floor accommodation. Staircase continuing to the top floor.

### BEDROOM ONE 15'3 x 11'6 (4.65m x 3.51m)

Window to the rear elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 7'1 x 6'10 (2.16m x 2.08m)

Comprising a tiled shower with a bi-folding glass screen, pedestal basin with matching splash-back and wc. Matching tiled cill. Window to the front elevation with lovely views.

### BEDROOM TWO 15'5 x 10'1 (4.70m x 3.07m)

Currently used as an additional snug/sitting room. 2 windows to the front elevation with lovely views.

### BEDROOM THREE 12'1 x 11'6 (3.68m x 3.51m)

Window to the rear elevation.

### FAMILY BATHROOM 8'9 x 7'10 (2.67m x 2.39m)

Comprising a bath with a tiled area surround, separate tiled shower, wc and pedestal basin with a matching splash-back. Window to the front elevation with lovely views.

### TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Velux-style skylight to the rear.

### BEDROOM FOUR 13'9 x 11'7 (4.19m x 3.53m)

Window to the front elevation with lovely views.

### BEDROOM FIVE 13'7 x 11'1 (4.14m x 3.38m)

Window to the front elevation with lovely views.

### SHOWER ROOM 7'9 x 7' into wc recess (2.36m x 2.13m into wc recess)

Comprising an enclosed tiled shower, pedestal basin with a tiled splash-back and a recess with a wc. Obscured window to the front elevation.

### GARAGE 19'4 x 9'11 (5.89m x 3.02m)

Up-&over door to the front elevation.

### OUTSIDE

The garden to the front is laid to lawn together with a beech hedge. A pathway leads to the main front door. The rear garden has areas laid to lawn and patio together with an outdoor kitchen area, decking, pergola and a rear access gate leading to the garage and parking space.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

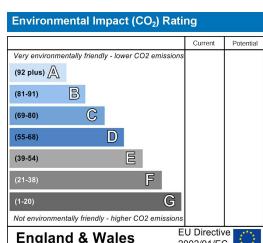
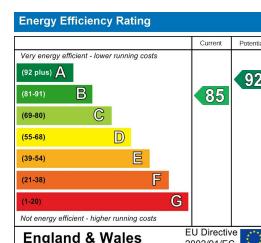


## Floor Plans



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## Energy Efficiency Graph



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