



8 Ursa Gardens

Sherford, Plymouth, PL9 8GS

£400,000



Beautifully-presented end-terraced 3-storey townhouse being sold with no onward chain. The accommodation is laid out over 3 levels & comprises an entrance hall with downstairs cloakroom/wc & open-plan kitchen/dining room on the ground floor. There is a first floor lounge, master bedroom with ensuite & bathroom on the first floor whilst on the top floor there are 3 further bedroom & shower room.



URSA GARDENS, SHERFORD, PL9 8GS

ACCOMMODATION

Access to the property is gained via the entrance door leading into the entrance hall.

ENTRANCE HALL

Built-in storage cupboard. Stairs rising to the first floor. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 5'9" x 4'7" (1.76 x 1.42)

Fitted with a low level wc and sink unit.

KITCHEN/DINING/LIVING ROOM 27'1" x 15'7" (8.26 x 4.75)

A dual aspect room with 2 double-glazed sash-style windows to the front elevation and double doors leading out onto the rear garden. Within the kitchen area this is a series of matching contemporary-style eye-level and base units with work surfaces. Built-in 4-ring gas hob with a canopied extractor hood above. Door leading to the utility room.

UTILITY ROOM 6'11" x 5'11" (2.12 x 1.82)

Work surface with storage beneath. Part-glazed door leading to the rear.

FIRST FLOOR LANDING

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

LOUNGE 15'7" x 13'6" (4.77 x 4.138)

2 double-glazed sash-style windows to the front elevation. Feature panelling to one wall.

BEDROOM ONE 15'6" x 9'4" (4.73 x 2.85)

2 double-glazed windows to the rear elevation. Doorway leading into the ensuite shower room.

ENSUITE SHOWER ROOM 6'2" x 6'0" (1.90 x 1.83)

Comprising a corner shower cubicle with a folding shower screen door, tiled area surround and shower unit with spray attachment, sink unit with mixer tap and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

FAMILY BATHROOM 6'11" x 5'9" (2.11 x 1.76)

White modern suite comprising a bath with a shower screen and shower unit with spray attachment over, sink unit and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

SECOND FLOOR LANDING

Providing access to the second floor accommodation.

BEDROOM TWO 15'8" x 9'4" (4.78 x 2.86)

2 double-glazed windows to the rear elevation.

BEDROOM THREE 10'10" x 7'10" (3.32 x 2.41)

Double-glazed window to the front elevation.

BEDROOM FOUR 10'9" x 7'5" max dimensions (3.30 x 2.28 max dimensions)

Double-glazed window to the front elevation.

SHOWER ROOM 7'3" x 3'10" (2.22 x 1.18)

Comprising a good-sized shower cubicle with tiled area surround and shower unit with spray attachment, sink unit and low level toilet with boxed-in cistern. Vertical towel rail/radiator. Partly-tiled walls.

TERRACE 22'1" x 6'1" (6.75 x 1.87)

Leading from the landing a doorway leads out to a terrace.

GARAGE

Up-&-over door to the front elevation.

OUTSIDE

To the rear of the property there is a fenced and walled enclosed garden, which has been paved. There is a central artificial grassed area and good-sized decked area across the rear. There are raised planters, an outside cold tap and a gate leading to the gated drive and separate garage.

COUNCIL TAX

South Hams District Council
Council tax band E

SERVICES

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

Area Map

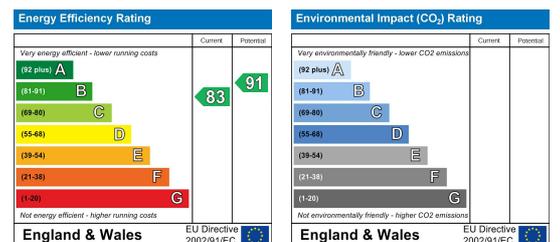


Floor Plans



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Energy Efficiency Graph



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