



## 6 Aquarius Drive

Sherford, Plymouth, PL9 8FH

**£369,950**



Superbly-presented mid-terraced townhouse in a lovely position within Sherford overlooking the green & woodland. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, kitchen/breakfast room & separate formal dining room. On the first floor there is a lounge with lovely views plus 2 bedrooms & a family bathroom whilst on the top floor are 2 further double bedrooms, both with ensuite facilities. Adjacent garage & landscaped rear garden. Double-glazing & central heating. No onward chain.



## AQUARIUS DRIVE, SHERFORD, PL9 8FH

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 17'5 x 6'1 (5.31m x 1.85m)

Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Polished stone tiled floor. Feature high ceiling with inset ceiling spotlights.

#### DINING ROOM 17'4 x 9'3 (5.28m x 2.82m)

A very spacious room with French doors opening onto the garden. Window overlooking the garden. Ample space for seating and dining. Recessed cupboard housing the Megaflo hot water cylinder. Feature high ceiling with inset ceiling spotlights.

#### KITCHEN/BREAKFAST ROOM 10'11 x 10'9 (3.33m x 3.28m)

Ample space for breakfast table and chairs. Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Inset stainless-steel one-&a-half bowl single drainer sink unit. Inset stainless-steel 5-burner gas hob with a splash-back and a stainless-steel cooker hood above. Built-in double oven and grill. Integral fridge-freezer. Built-in dishwasher. Built-in washing machine. Polished stone tiled floor. 2 sash windows with fitted blinds to the front elevation with lovely views. Feature high ceiling with inset ceiling spotlights.

#### DOWNSTAIRS CLOAKROOM/WC 6'10 x 4'6 (2.08m x 1.37m)

Fitted with a wc with a concealed cistern and a push-button flush and a pedestal basin with a tiled splash-back. Polished stone tiled floor. Feature high ceiling with inset ceiling spotlights.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor. Built-in cupboard.

#### LOUNGE 17'3 x 10'10 (5.26m x 3.30m)

A superb reception room with 2 sash windows with Juliette-style balconies to the front elevation with views over the green towards woodland.

#### BEDROOM THREE 9'4 x 8'10 (2.84m x 2.69m)

Window to the rear elevation.

#### BEDROOM FOUR 9'6 x 8'2 (2.90m x 2.49m)

Window to the rear elevation.

#### BATHROOM 6'8 x 6'1 (2.03m x 1.85m)

Comprising a bath with a shower system over and a glass screen, wall-mounted basin and built-in wc with a concealed cistern and a push-button flush. Partly-tiled walls. Tiled floor.

### TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Over-stairs cupboard housing the gas boiler.

#### BEDROOM ONE 17'3 x 10'2 (5.26m x 3.10m)

Situated to the front elevation with 2 sash windows and lovely views over the green towards woodland. Built-in wardrobes with sliding mirrored doors. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM 6'10 x 5'1 (2.08m x 1.55m)

Comprising a double-sized shower, wall-mounted basin and built-in wc with a concealed cistern and a push-button flush. Towel rail/radiator. Tiled floor. Partly-tiled walls.

#### BEDROOM TWO 17'4 x 9'6 (5.28m x 2.90m)

Situated to the rear with 2 windows to the rear elevation with distant views towards Dartmoor. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM 6'10 x 5' (2.08m x 1.52m)

Comprising an enclosed shower, wall-mounted basin and built-in wc with a concealed cistern and a push-button flush. Towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

#### GARAGE 19'4 x 9'9 (5.89m x 2.97m)

Up-&-over door to the front elevation. Power. Pitched roof.

### OUTSIDE

There is a small garden to the front of the property setting it back from the road. The rear garden has been landscaped with areas laid to artificial grass, paving and decking together with slate chippings.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICES

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

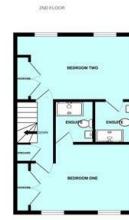
### AGENT'S NOTE

There is a management fee of approximately £250 per year.

## Area Map

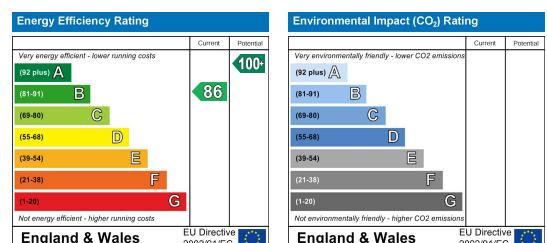


## Floor Plans



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## Energy Efficiency Graph



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