



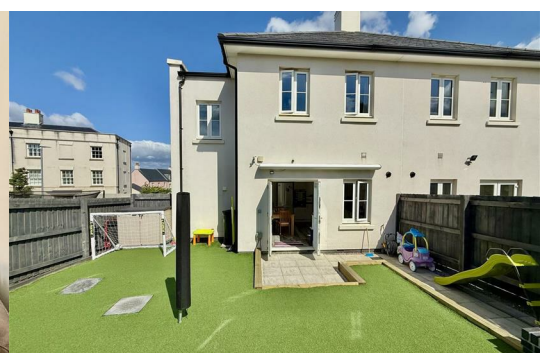
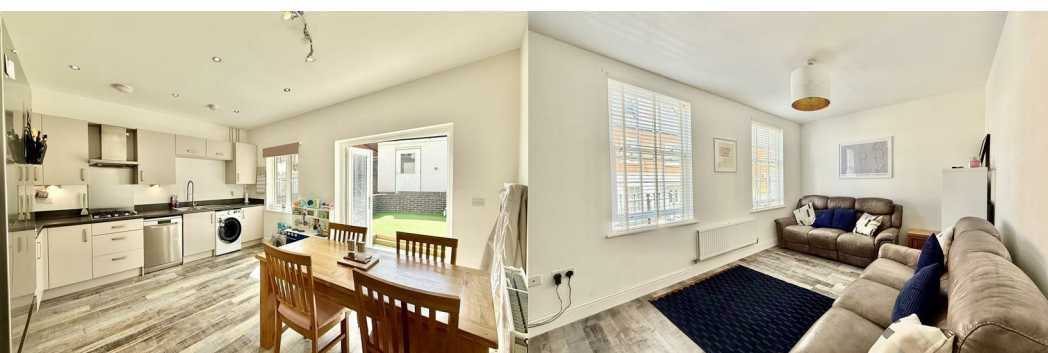
24 Dorado Street

Sherford, Plymouth, PL9 8FX

£310,000



A nicely presented semi-detached family house enjoying a landscaped southerly facing garden with garage & parking. The downstairs accommodation briefly comprises an entrance hall, wc, kitchen/dining room opens to the garden & separate lounge. At first floor level a landing provides access to 3 bedrooms, the master with en-suite shower room & family bathroom. uPVC double-glazing & gas central heating.



DORADO STREET, SHERFORD, PLYMOUTH, PL9 8FX

ACCOMMODATION

Front door opening to the entrance hall.

ENTRANCE HALL 11'1 x 7'5 (3.38m x 2.26m)

Feature high ceilings. Staircase ascends to the first floor. Fitted flooring which continues throughout the ground floor. Cupboard housing the electric meter & consumer unit.

LOUNGE 13'10 x 10'9 (4.22m x 3.28m)

2 sash windows to the front elevation with fitted blinds. Recess for TV with glass-fronted flame-effect inset electric fire. Feature high ceilings.

KITCHEN/DINING ROOM 14'2 x 13'5 (4.32m x 4.09m)

A generous room to the rear with ample space for dining table & chairs. Spotlighting. Window to the rear. French doors with fitted blinds opening to the landscaped garden. A range of base & wall-mounted cabinets with matching fascias, work surfaces & splash-backs. Over-mounted stainless steel one-&a-half bowl single-drainer sink unit with a mixer tap. Spaces for a washing machine, dishwasher & American fridge/freezer. Built-in double oven & grill. Separate inset 4-burner gas hob with stainless-steel splash-back & cooker hood above. Wall mounted Ideal gas boiler concealed by a matching cabinet.

DOWNSTAIRS WC 4'8 x3'5 (1.42m x1.04m)

Fitted with a wc & pedestal wash handbasin with a tiled splash-back.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear over the staircase. Doors providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard with shelving, currently housing the tumble-dryer.

BEDROOM ONE 14'2 x 8'10 (4.32m x 2.69m)

2 sash windows to the front elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM

Double-sized tiled shower with electric shower system and glass door, pedestal wash hand basin with tiled splash-back and wc. Wall-mounted towel rail/radiator.

BEDROOM TWO 14'2 x 8'2 (4.32m x 2.49m)

2 windows to the rear elevation.

BEDROOM THREE 8'6 x 7'5 (2.59m x 2.26m)

Sash window to the front elevation with views.

FAMILY BATHROOM

Comprising bath with shower system over and glass screen, pedestal wash handbasin with tiled splash-back and wc. Tiled walls around bath. Wall-mounted chrome towel rail/radiator.

GARAGE 20' x 9'10 (6.10m x 3.00m)

Up-&-over door to the front. Rear access door. Pitched roof providing overhead storage. Power and lighting. Parking space in front of the garage.

GARDEN

To the rear the gardens enjoy a southerly aspect and are landscaped for ease of maintenance, mainly laid to artificial grass together with paving & decking. Outside power points. Outside tap. Wall-mounted electronic awning.

COUNCIL TAX

South Hams

Council Tax Band: C

SERVICES PLYMOUTH

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

AGENT'S NOTE

There is an annual service charge of £206 for the maintenance of the communal areas.

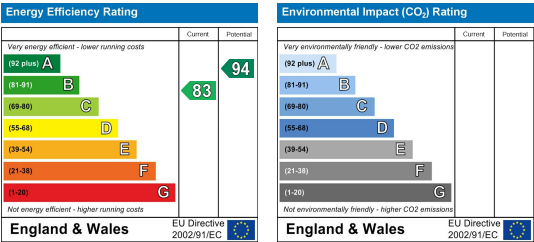
Area Map



Floor Plans



Energy Efficiency Graph



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