



81 Gemini Road

Sherford, Plymouth, PL9 8FL

£385,000



A superbly-positioned mid-terraced townhouse enjoying fabulous southerly-facing views towards the country park. The accommodation briefly comprises an entrance hall, kitchen/dining room, downstairs wc/utility and a lounge on the ground floor- all with feature high ceilings. On the first floor there is a large master bedroom, formerly an additional reception room, plus 2 further bedrooms and a family bathroom. The top floor hosts 2 large bedrooms both with ensuite shower rooms. To the rear there is landscaped garden leading to an adjacent garage with parking to the side. The property has double-glazing and central heating.



GEMINI ROAD, SHERFORD, PL9 8FL

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 17'6 x 6' (5.33m x 1.83m)

Providing access to the ground floor accommodation. Polished tiled floor. Staircase ascending to the first floor. Open-plan area beneath the stairs. Storage cupboard housing the electric meter and consumer unit.

KITCHEN/DINING ROOM 11' x 10'10 (3.35m x 3.30m)

Situated to the front of the property. 2 windows with fitted blinds to the front elevation providing lovely views. Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Integral fridge-freezer. Integral dishwasher. Ample space for dining table and chairs. Polished tiled floor. Inset ceiling spotlights.

LOUNGE 17'4 x 10'11 (5.28m x 3.33m)

Situated to the rear with a window overlooking the garden and French doors leading to outside. Storage cupboard housing the hot water cylinder. Polished tiled floor. Picture rail. 2 feature ceiling lights including within the sale.

DOWNSTAIRS WC/UTILITY 6'10 x 4'7 (2.08m x 1.40m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Space and plumbing for washing machine with a shelf above. Space for tumble dryer. Storage cupboard. Polished tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor. Storage cupboard.

BEDROOM ONE 17'5 x 10'11 at widest point (5.31m x 3.33m at widest point)

A stunning room situated to the front of the house with 2 windows with Juliette balconies providing lovely views towards the country park. This room was formerly an additional lounge and could easily be used as such if required.

BEDROOM FOUR 9'11 at widest point x 9'3 (3.02m at widest point x 2.82m)

Window to the rear elevation.

BEDROOM FIVE 9'4 x 8'9 (2.84m x 2.67m)

Window to the rear elevation. Currently used as a study.

FAMILY BATHROOM 6'9 x 6'2 (2.06m x 1.88m)

Comprising a bath with a tiled area surround, shower system over and a glass screen, pedestal basin and wc. Partly-tiled walls.

TOP FLOOR LANDING

Providing access to bedrooms two and three. Loft hatch. Cupboard housing the gas boiler.

BEDROOM TWO 17'2 x 9'6 (5.23m x 2.90m)

Situated to the rear with 2 windows, one with a fitted blind. Built-in wardrobe with sliding doors. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'9 x 5' (2.06m x 1.52m)

Comprising an enclosed tiled shower with sliding doors, pedestal basin and wc. Towel rail/radiator. Bathroom cabinet. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM THREE 17'5 to wardrobe rear x 10'1 (5.31m to wardrobe rear x 3.07m)

Situated at the front with 2 windows to the front elevation with lovely views towards the country park. Built-in wardrobes. Doorway opening to the ensuite shower room.

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

Comprising an enclosed tiled double-sized shower with sliding doors, pedestal basin and wc. Towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

GARAGE 19'4 x 9'8 (5.89m x 2.95m)

Up-&-over door to the front elevation. Power and lighting. Parking next to the garage.

OUTSIDE

To the front there is a small garden enclosed by railings and laid to chippings, shrub and flower beds. Outside light and a covered canopy protects the main front entrance. The rear garden has been landscaped and features areas laid to artificial grass and paving. Outside tap. Outside light. A rear gateway provides access to the parking space and garage.

COUNCIL TAX

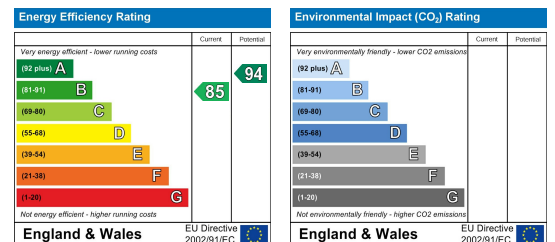
South Hams District Council
Council tax band E

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.