



47 Gemini Road

Sherford, Plymouth, PL9 8FL

£389,950



Beautifully-presented modern contemporary-styled 3-storey end-terraced townhouse. The accommodation is laid out over 3 levels, with an entrance hall, downstairs cloakroom/wc, dining/family room & modern fitted kitchen/breakfast room on the ground floor. On the first floor is the lounge, 2 bedrooms & bathroom whilst the top floor hosts the 2 main bedrooms both with ensuite facilities. At the rear of the property, is the rear garden which is a lovely feature. This leads to the gated drive & garage.



GEMINI ROAD, SHERFORD, PL9 8FL

ACCOMMODATION

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

ENTRANCE HALL 17'3" x 6'0" (5.28 x 1.84)

Doors providing access to the ground floor accommodation. Stairs rising to the first floor accommodation. Under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM/WC 6'10" x 4'7" (2.09 x 1.41)

Fitted with a low level toilet and sink unit.

KITCHEN/BREAKFAST ROOM 10'11" x 10'9" incl kitchen units (3.35 x 3.29 incl kitchen units)

Series of high gloss contemporary matching eye-level and base units with rolled-edge work surfaces, matching up-stands and glass splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with a mixer tap. Built-in 4-ring gas hob with an extractor hood above. Built-in eye-level electric double oven and grill. Integrated fridge, freezer, dishwasher and washing machine. Sash-style double-glazed windows to the front elevation.

DINING ROOM/FAMILY ROOM 17'4" x 10'11" (5.30 x 3.35)

A dual aspect room with double-glazed windows to both the side and rear elevations. French-style double doors leading out onto the rear garden and patio. Built-in cupboard housing the pressurised hot water cylinder.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the top floor. Built-in storage cupboard.

LOUNGE 17'3" x 10'10" narrowing to 8'4" (5.28 x 3.31 narrowing to 2.56)

A lovely dual aspect main reception room with double-glazed sash windows to the front and side elevations providing a very pleasant outlook across towards the country park and open spaces.

BEDROOM THREE 8'2" x 9'5" (2.51 x 2.88)

Double-glazed window to the rear elevation.

BEDROOM FOUR 9'5" x 8'9" (2.88 x 2.68)

Double-glazed window to the rear elevation.

BATHROOM 6'9" x 6'1" (2.07 x 1.87)

White modern suite comprising a panel bath with mixer tap, shower unit with spray attachment and shower screen, pedestal wash basin with mixer tap and low level toilet. Vertical towel rail/radiator. Partly-tiled walls.

TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 15'7" to wardrobe face x 9'11" at widest points (4.75 to wardrobe face x 3.04 at widest points)

2 double-glazed sash-style windows to the front elevation. Built-in wardrobe. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'1" x 5'1" (2.16 x 1.55)

Comprising a good-sized shower with sliding shower screen door, tiled area surround and shower unit with spray attachment, pedestal wash basin and a low level toilet. Vertical towel rail/radiator.

BEDROOM TWO 17'2" x 9'4" at widest points (5.25 x 2.86 at widest points)

2 double-glazed windows to the rear elevation. Fitted wardrobe to one wall providing useful storage and hanging space. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 6'11" x 5'0" (2.13 x 1.53)

Modern suite comprising a good-sized shower with sliding shower screen door, tiled area surround and shower unit with spray attachment, pedestal wash basin with mixer tap and a low level toilet. Vertical towel rail/radiator. Built-in extractor.

OUTSIDE

To the rear of the property there is a fenced and walled enclosed garden which is laid out with a paved area laid adjacent to the rear of the property beyond which is an area of artificial grass. A path leads to the drive and garage and a further path leads to a sitting area. There are attractively-planted raised borders to either side of the garden. There is an outside cold tap and at the top of the garden is the gated entrance to the drive, which in turn leads to the garage. There is a small shed next to the garage.

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 an annual management charge of £250.90 for maintenance of the communal areas.

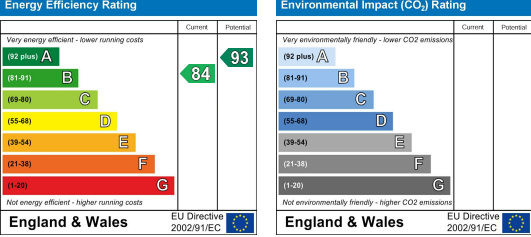
Area Map



Floor Plans



Energy Efficiency Graph



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