



## 28 Andromeda Grove

Sherford, Plymouth, PL9 8GF

**£249,950**



Nicely-situated end-terraced house with superbly-presented accommodation throughout. Briefly, the accommodation comprises an open-plan living room and kitchen which opens onto a landscaped rear garden, a generous downstairs cloakroom/wc, 2 first floor double bedrooms & bathroom. 2 allocated parking spaces. Double-glazing & central heating. No onward chain.





ANDROMEDA GROVE, SHERFORD, PL9 8GF

ACCOMMODATION

Front door opening into an entrance area.

ENTRANCE AREA

Providing open-plan access into the living room and a doorway opening to the downstairs cloakroom/wc.

OPEN-PLAN LIVING ROOM/KITCHEN 24'10 x 14'3 max dimensions (7.57m x 4.34m max dimensions)

To the front of the room there is ample space for seating. Window to the front elevation. The kitchen is fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Free-standing island with shelving and a rack for pans etc plus a breakfast bar. Stainless-steel single drainer sink unit. Built-in oven. Separate stainless-steel 4-burner gas hob with a splash-back and a stainless-steel cooker hood above. Integral fridge and freezer. Integral dishwasher. Wall-mounted gas boiler concealed by a matching cabinet. Window to the rear elevation. Staircase ascending to the first floor. Under-stairs cupboard. Double-glazed French doors opening onto the garden.

DOWNSTAIRS CLOAKROOM/WC 6'9 x 4'8 (2.06m x 1.42m)

Comprising a wc and a pedestal basin.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 14'4 x 9'8 (4.37m x 2.95m)

Situated to the front with 2 windows to the front elevation.

BEDROOM TWO 14'4 x 7'11 (4.37m x 2.41m)

Situated to the rear with 2 windows to the rear elevation. Over-stairs cupboard with a hanging rail.

BATHROOM 6'9 x 6'5 (2.06m x 1.96m)

Comprising a bath with wall-mounted tap controls and a shower system over with a glass screen, wc and pedestal basin. Partly-tiled walls. Tiled floor.

OUTSIDE

To the front of the property there is small garden laid to shrubs. The rear garden is landscaped with areas laid to artificial grass and patio together with an outside bar and shed. Outside tap. A pathway through a gate leads to the parking area, where there are 2 allocated spaces.

COUNCIL TAX

South Hams District Council  
Council tax band C

SERVICES

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

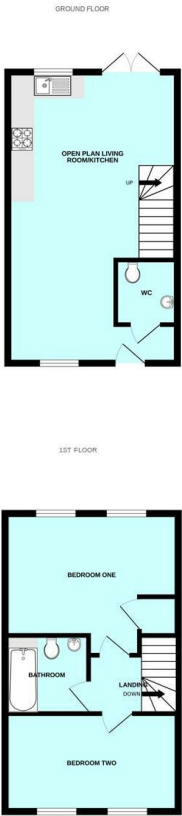
AGEN'TS NOTE

There is an annual service charge of approximately £190.66 to cover the maintenance of the communal areas.

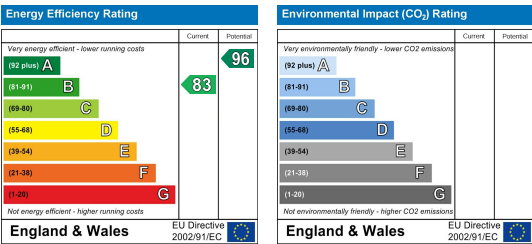
Area Map



Floor Plans



Energy Efficiency Graph



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