



## 49 Pegasus Place

Sherford, Plymouth, PL9 8FB

£310,000



Attractive red brick fronted end terraced 3 storey house with beautifully-presented accommodation briefly comprising an entrance hallway, open-plan kitchen/family room, downstairs cloakroom/wc, first floor lounge, 3 bedrooms, family bathroom & master ensuite shower room. Recently landscaped garden. Garage & parking. Viewing highly recommended.



## PEGASUS PLACE, SHERFORD, PL9 8FB

### ACCOMMODATION

#### ENTRANCE HALL

Door providing access to the ground floor accommodation. Stairs ascending to the first floor.

#### OPEN-PLAN KITCHEN/FAMILY ROOM 21'11" x 15'8" max dimensions (6.7 x 4.8 max dimensions)

The kitchen area has matching gloss finished wall and base units with rolled-edge work surfaces. Stainless-steel sink and drainer. Built-in electric oven and gas hob with an extractor hood over. Built-in fridge-freezer. Built-in dishwasher. Space for a washing machine. Large under-stairs storage cupboard. Built-in pantry cupboard. The dining/living area has a window to the rear elevation and French door opening out onto the rear garden.

#### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation.

#### LOUNGE 15'8" x 10'9" max dimension into recess (4.8 x 3.3 max dimension into recess)

2 windows to the front elevation.

#### MASTER BEDROOM 12'1" x 11'5" (3.7 x 3.5)

Window to the rear elevation. Doorway opening into the ensuite shower room.

#### ENSUITE SHOWER ROOM 10'9" x 5'10" max dimensions (3.3 x 1.8 max dimensions)

Walk-in mains-fed shower with tiled surround, pedestal wash hand basin with mixer tap and low level dual flush wc. Obscured window to the rear elevation.

#### SECOND FLOOR LANDING

Doors providing access to the second floor accommodation. Storage cupboard housing the gas combi boiler.

#### BEDROOM TWO 15'8" x 8'2" (4.8 x 2.5)

Window to the front elevation.

#### BEDROOM THREE 15'8" x 5'10" max dimensions (4.8 x 1.8 max dimensions)

Window to the rear elevation.

#### FAMILY BATHROOM 6'6" x 5'6" (2.0 x 1.7)

Panel bath with tiled surround, low level dual flush wc and pedestal wash hand basin with mixer tap.

#### OUTSIDE

To the front of the property there is a pedestrian gate with a pathway leading to the front door and a small gravelled front garden. The rear garden boasts both rear pedestrian access and pedestrian access to the front of the property via the side elevation. The rear garden has been recently landscaped to include 2 patio areas and a flower bed. It is enclosed by fencing and both pet and child friendly. The rear pedestrian gate opens out onto a parking area and the garage and parking space can be found to the left hand side.

#### GARAGE

Single garage with an up-&-over door.

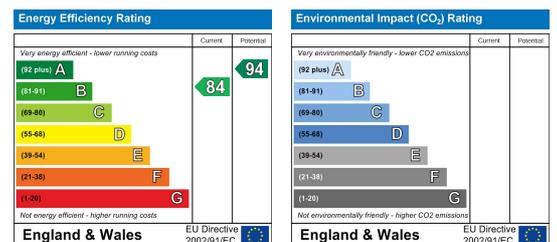
### Area Map



### Floor Plans



### Energy Efficiency Graph



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