



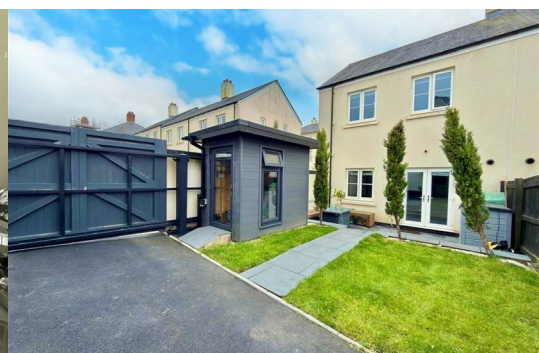
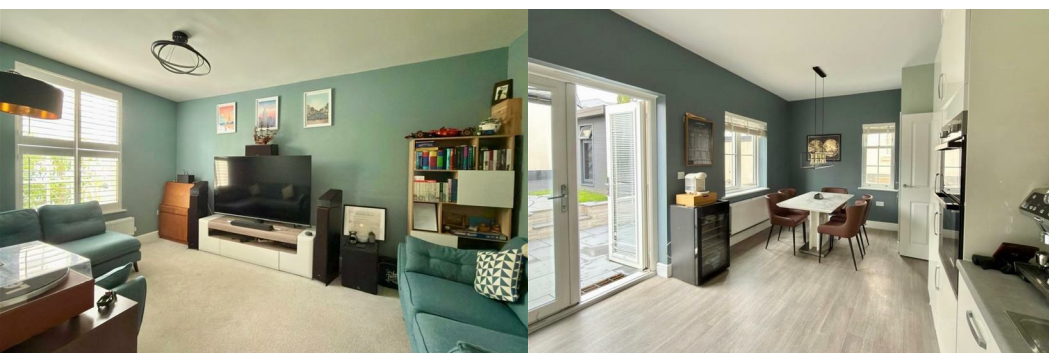
## 23 Taurus Street

Sherford, Plymouth, PL9 8GD

£299,950



Superbly-presented semi-detached house with feature high ceilings in a lovely position within Sherford occupying a corner plot featuring gated parking and a landscaped garden. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, kitchen/dining room, first floor landing, 3 bedrooms, family bathroom & ensuite shower room to bedroom one. Double-glazing & central heating.



## TAURUS STREET, SHERFORD, PL9 8GD

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 14'7 x 6'10 (4.45m x 2.08m)

Providing access to the ground floor accommodation. Staircase with recessed LED courtesy lighting ascending to the first floor. Under-stairs storage space. Cupboard housing the electric meter and consumer unit. Fitted flooring. Inset ceiling spotlights.

### LOUNGE 16'1 x 10'8 (4.90m x 3.25m)

Window with fitted shutters to the front elevation.

### KITCHEN/DINING ROOM 18'1 x 10'8 (5.51m x 3.25m)

Running the full-width of the property. Dual aspect with windows with fitted blinds to the side and rear elevations. Double-glazed French doors with fitted blinds. Ample space for table and chairs. Storage cupboard. Range of matching kitchen cabinets with work surfaces and splash-backs. Stainless-steel one-&a-half bowl single drainer sink unit. Built-in double oven and grill. Separate 4-burner gas hob with a stainless-steel splash-back and a stainless-steel cooker hood above. Integral fridge and freezer. Integral dishwasher. Integral washing machine.

### DOWNSTAIRS CLOAKROOM/WC 5'9 x 2'10 (1.75m x 0.86m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Mirror over the basin.

### FIRST FLOOR LANDING 13'4 x 7'1 incl the stairs (4.06m x 2.16m incl the stairs)

Providing a spacious approach to the first floor accommodation. Dual aspect with windows with fitted shutters to the front and side elevations. Built-in storage cupboard. Loft access hatch providing access to the loft, which is fully boarded and has lighting.

### BEDROOM ONE 11'5 x 10'7 (3.48m x 3.23m)

Window with a fitted blind to the rear elevation. Feature panelling to one wall. Doorway leading to the ensuite shower room.

### ENSUITE SHOWER ROOM 6'10 x 4'2 (2.08m x 1.27m)

Comprising a double-sized enclosed shower, pedestal basin with a tiled splash-back and a mirror above and a wc. Inset ceiling spotlights.

### BEDROOM TWO 10'8 x 8'5 (3.25m x 2.57m)

Window with fitted shutters to the front elevation.

### BEDROOM THREE 8'1 x 7'3 (2.46m x 2.21m)

A dual aspect room with windows with fitted blinds to the rear and side elevations.

### FAMILY BATHROOM 6'10 x 5'6 (2.08m x 1.68m)

Comprising a bath with a mixer tap shower over and a glass screen, pedestal basin with a tiled splash-back and a mirror above and wc. Inset ceiling spotlights.

### OUTSIDE

To the front there is a small garden laid to chippings and shrubs and enclosed by railings. The rear garden, which has been landscaped, has a tiled patio area with a purpose-built cedar bench beyond which it is laid to lawn with a matching tiled pathway leading to the tarmac parking space, which has a sliding gate. Outside power points. Outside tap. Within the garden is a small garden building, which has power and lighting, and is composite clad. There is double-glazed access door with fitted blinds and a full-height window to the front elevation.

### COUNCIL TAX

South Hams District Council  
Council tax band C

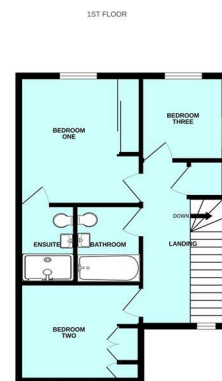
### AGENT'S NOTE

There is a service charge of £12.50 per month.

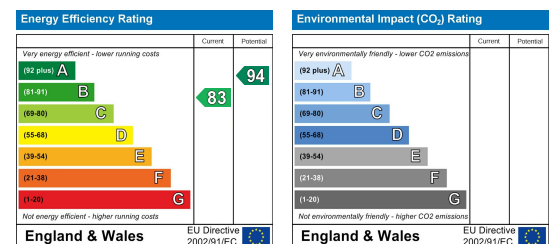
## Area Map



## Floor Plans



## Energy Efficiency Graph



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