Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



2 Pegasus Place

Sherford, Plymouth, PL9 8FB

£450,000

6 4 1 B

A wonderful opportunity to purchase a lovely 3-storey end-terraced property offering sizeable and flexible accommodation. The accommodation is laid out over 3 levels with 6 bedrooms in total, 2 of which have ensuite shower rooms. In addition there are 2 family bathrooms and a ground floor wc/utility. There is an impressive dual aspect main living room and a dual aspect kitchen/dining room. There is an enclosed garden to the rear, off-road parking and a garage located beneath a nearby coach house. Double-glazing & gas central heating.







PEGASUS PLACE, SHERFORD, PL9 8FB

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

ENTRANCE HALL 15'3" x 6'6" (4.65 x 1.99)
An imposing entrance providing access to the ground floor accommodation. Porcelain tiled floor. Stairs rising to the first floor. Under-stairs storage cupboards, one of which houses the pressurised hot water cylinder.

DOWNSTAIRS WC/UTILITY 6'6" x 5'4" (1.99 x 1.65)
Fitted with a low level toilet with a boxed-in cistern and sink unit with mixer tap and a tiled splash-back. Work surface with storage beneath. Space and plumbing for washing machine. Porcelain tiled floor. Built-in extractor.

LOUNGE 20'10" x 11'6" (6.36 x 3.52)
A lovely light open dual aspect airy room with double-glazed sash windows to the front and side elevations. Laminate floor.

KITCHEN/DINING ROOM 20'10" x 10'9" incl kitchen units (6.37 x 3.29 incl kitchen units)
A lovely light dual aspect room with sash windows to the front elevation and full-length double-glazed windows to the side. Doors leading out to the garden. Within the kitchen area there is a series of contemporary-style matching eye-level and base units with complementary work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. 5-ring gas hob with an extractor hood above. Adjacent electric double oven and grill. Further built-in appliances include fridge, freezer and dishwasher. Vertical radiator. Porcelain tiled floor.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Sash double-glazed window to the front elevation. Stairs rising to the second floor.

BEDROOM ONE 13'1"' x 10'11" (4' x 3.35)
An impressive main bedroom with a sash window to the front elevation. Mirror-fronted fitted wardrobe. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'9" x 4'11" (2.08 x 1.52)
Comprising a walk-in shower cubicle with a sliding shower screen door, low level toilet with a boxed-in cistern and sink unit with a mixer tap. Tiled floor. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

BEDROOM THREE 11'8" x 11'2" (3.56 x 3.42)
Sash double-glazed window to the side elevation.

BEDROOM FOUR 11'7" x 9'4" (3.55 x 2.86)
A dual aspect room with double-glazed windows to the front and side elevations.

BATHROOM 7'6" x 6'2" (2.29 x 1.90)
Comprising a panel bath with a central mixer tap and shower unit with spray attachment, low level toilet with a boxed-in cistern and sink unit with mixer tap. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights.

SECOND FLOOR LANDING
Providing access to the second floor accommodation. Double-glazed window to the front elevation.

BEDROOM TWO 13'1" x 11'5" (4.01 x 3.50)
A dual aspect room with sash double-glazed windows to the front and side elevations. Mirror-fronted built-in wardrobe. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'5" x 4'11" (2.28 x 1.51)
Comprising a walk-in shower cubicle with sliding shower screen door, low level toilet with a boxed-in cistern and sink unit with mixer tap. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the side elevation.

BEDROOM FIVE 11'9" x 11'2" (3.59 x 3.42)
Double-glazed sash window to the side elevation.

BEDROOM SIX 11'11" x 9'3" (3.64 x 2.83)
A dual aspect room with windows to 2 elevations.

BATHROOM 7'5" x 6'2" (2.28 x 1.90)
Comprising a panel bath with a central mixer tap and shower unit with spray attachment and shower screen, low level toilet with a boxed-in cistern and sink unit with mixer tap. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights.

OUTSIDE
To the rear of the property, there is a walled and fenced enclosed garden which has been mainly laid to lawn. At the end of the garden there is a tarmac parking area and double gates leading out onto Pegasus Place.

GARAGE 19'6" x 9'10" (5.96 x 3.01)
Located beneath a coach house at the end of the garden around the corner from the property. Up-&-over door to the front elevation.

COUNCIL TAX
Plymouth City Council
Council tax band F

AGENT'S NOTE
There is a management charge of approximately £278 per annum.

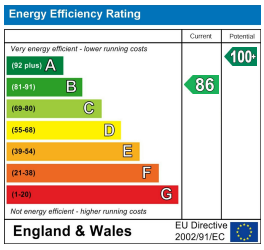
Area Map

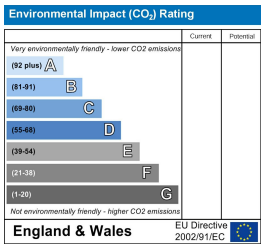


Floor Plans



Energy Efficiency Graph





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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk