



Falcon

01752 600444

12 Dorado Street

Sherford, Plymouth, PL9 8FX

Guide Price £325,000 - £335,000





In Brief

Fabulous stylish and contemporary house in excellent highly sought area

Reception Rooms	Living room / dining room plus 1st floor living room.	Parking	Garage + parking space
Bedrooms	3/4 bedrooms	Council Tax	D
Heating	Gas central heating		
Area	1240 sq ft		
Tenure	Freehold		

Description

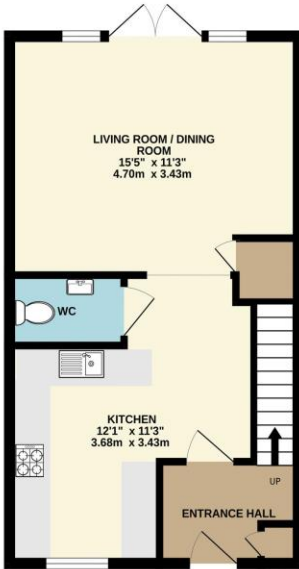
Located in this hugely popular new town of Sherford is this incredibly stylish end terraced family home built by Taylor Wimpey approximately 3 years ago. As you approach the house you will see that it is nicely tucked away in the corner of this quiet square that has a beautiful open grassed and seating area. From the reception hallway you step into the gorgeous kitchen which has been really well fitted with a contemporary selection of fitted units with integral appliances. The living room / dining room is to the rear of the house with doors opening into the garden. There is a downstairs w/c. Off the first floor landing there is a nice bedroom to the front plus a lovely family bathroom. To the rear of the house you have a second reception room / living room, this could also of course make a fabulous bedroom number 4. Off the second floor landing there are two further double bedrooms and a stylish shower room. The property comes with gas central heating and upvc double glazing. Outside to the rear is a lovely enclosed garden on two levels with a fabulous sunny patio with steps to the raised area being laid with artificial grass. A pedestrian gate leads through to the parking area where you have a wide parking space and a single garage which has electric.

Need A Mortgage?

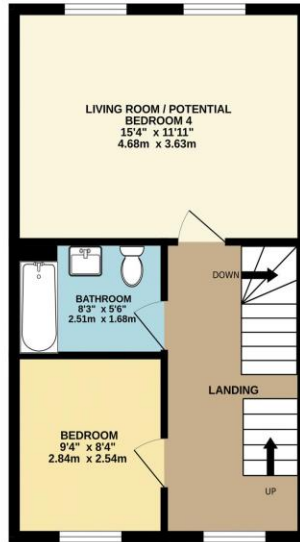
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ours is only £195 paid when you move!

Floor Plans

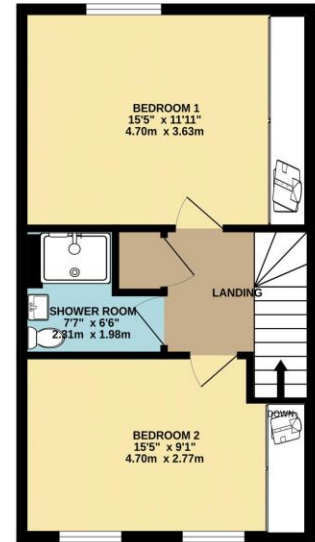
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

