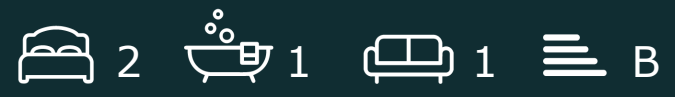




SELL • LET • MANAGE

Pegasus Place, Plymouth, PL9 8FB  
£225,000 Freehold





£225,000

# Pegasus Place

Plymouth, PL9 8FB

- Modern Coach House
- Sought After Sherford Location
- Two Double Bedrooms
- Light & Airy Throughout
- 5 Years NHBC Warranty
- Two Garages With Power
- Immaculately Presented
- Open Plan Living
- Spacious Accommodation
- Council Tax Band B

TWO GARAGES !!!!

DC Lane are delighted to present to the market this immaculate two bedroom coach house located in the exciting new development of Sherford, a new community on the outskirts of Plymouth that once completed will offer a variety of community facilities including a health centre, town hall, library, theatre and sports centre. Sherford Vale primary school has recently opened.. Ideally placed there is convenient access to major routes in all directions including the City Centre, A38 and the ever popular South Hams.

With attractive kerb appeal this contemporary property is quite unique offering two spacious garages one with power. Entry into the hallway leads to the stairs rising to the first floor and into the very generous open plan kitchen/dining living room featuring a well appointed kitchen, dual aspect allowing light to flood through the room and doors opening onto a Juliette balcony. There are two good size double bedrooms, one with built in wardrobes, modern bathroom with shower over and storage cupboard. The two garages could be utilised for storage, home gym or entertainment area and truly makes this property unique within the development.

Beautifully presented and offering remaining NHBC Warranty. this spacious property would make an ideal property as a first time buy or a buy to let, a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## First Floor

### Open Plan Kitchen Living/Diner

12'1" x 19'8" (3.69 x 6.01)

### Bedroom One

12'9" x 12'0" (3.89 x 3.67)

### Bedroom Two

10'1" x 11'5" (3.08 x 3.48)

### Bathroom

7'2" x 7'1" (2.20 x 2.18)

## Ground Floor

### Garage

9'10" x 19'8" (3.02 x 6.01)

### Garage/Gym/Bar

9'10" x 19'8" (3.02 x 6.01)





## Directions

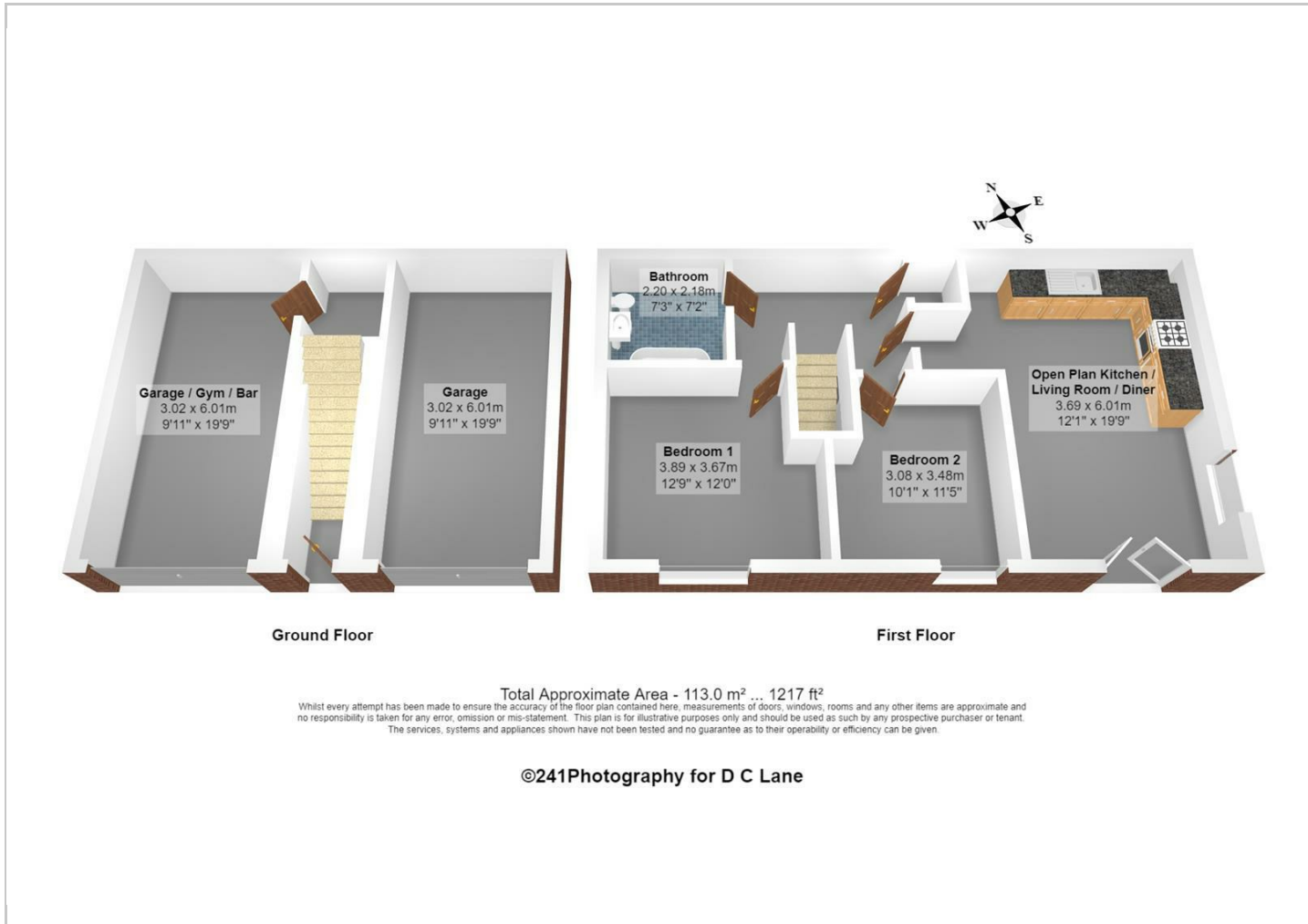
Head south on Mutley Plain and continue onto Greenbank Rd/B3238 At the roundabout, take the 1st exit onto Embankment Rd/A374 and after 0.3 mi and take a Slight right onto Laira Bridge Rd/A379 and continue on A379. At the roundabout, take the 2nd exit onto Billacombe Rd/A379 and stay on Billacombe Rd/A379 1.3 mi Turn left onto Haye Rd 0.3 mi Turn right onto Hercules Rd 0.6 mi Turn right onto Libra Ave 364 ft Turn left onto Pegasus Pl and the property can be found on the right.

## Council Tax Band:

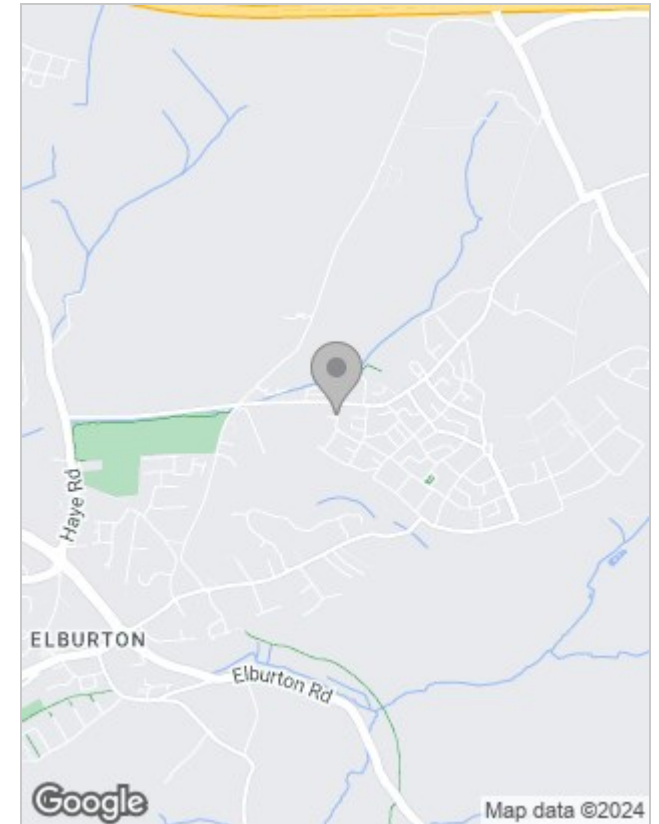




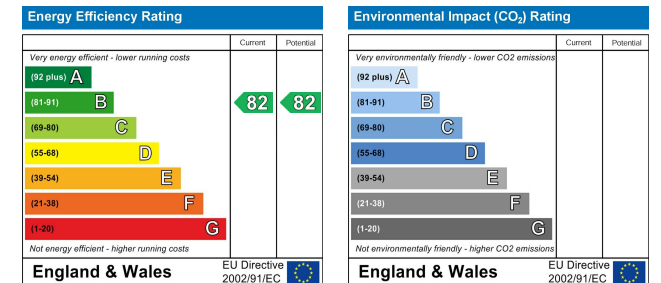
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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