



# Falcon

01752 600444

## 16 Libra Avenue

Sherford, Plymouth, PL9 8FJ

£500,000





## In Brief

**A stunning 6 bedroomed detached family home with large garden and double garage**

**Reception Rooms** Large Living room

**Bedrooms** 6 bedrooms & 4 bathrooms.

**Heating** Gas central heating

**Area** 1807 Sq Ft

**Tenure** Freehold

**Parking** Double Garge plus parking in front

**Council Tax** F

## Description

Located in this exceptional and highly sought residential area within the contemporary Sherford development is this beautifully presented 6 bedroomed detached family home arranged over 4 floors. Off the reception hallway you have a great sized kitchen diner which has a really good range of stylish fitted units. The living room is a wonderful size and there is a utility room/ w/c on the ground floor. Off the first floor landing there are three good sized bedrooms the main having an en-suite and there is a family bathroom. Off the second floor landing there are three further bedrooms, a further en-suite and another family bathroom. The property comes with gas central heating and upvc double glazing. The garden to the rear is nicely enclosed and a really good size. This sunny garden is mostly laid to lawn. The property comes with a Double Garage positioned to the rear just across the parking area with parking spaces in front of the garage as well.

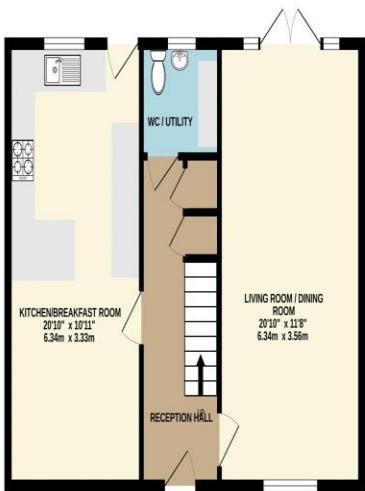
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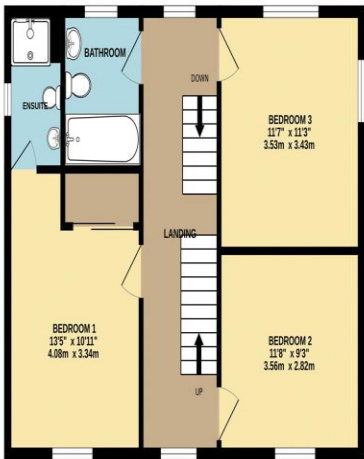


Floor Plans

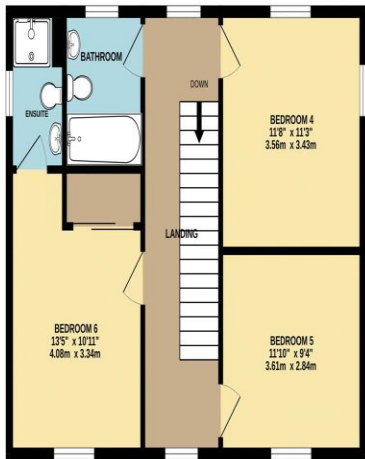
GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		105
(92+) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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