



# Falcon

01752 600444

## 11 Rainbow View

Sherford, Plymouth, PL9 8XZ

Offers Over £350,000







## In Brief

### Stylish 4-Bedroom Semi Detached Family Home with Green Views – Built in 2024!

<b>Reception Rooms</b>	Large living room and kitchen / diner		
<b>Bedrooms</b>	4 bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	2 allocated parking spaces
<b>Area</b>	1082 sq ft	<b>Council Tax</b>	D
<b>Tenure</b>	Freehold		

## Description

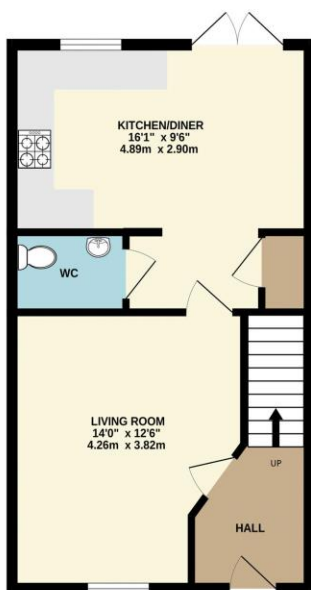
This stunning, nearly-new 4-bedroom semi-detached home by Taylor Wimpey is a true gem, completed in 2024 and still bursting with that crisp, contemporary feel. Tucked away on the edge of a highly sought-after development, the location is nothing short of idyllic — the home directly overlooks a beautiful open green space, offering a rare sense of openness and tranquility. Step inside to a bright and welcoming hallway leading to a chic living room, a spacious downstairs W/C, and a show-stopping kitchen diner stretching across the back of the home. The kitchen is sleek and modern, featuring a great range of units along with integrated oven, hob, and dishwasher — perfect for entertaining or relaxed family meals. French doors open out onto a private rear garden, ideal for indoor-outdoor living. Upstairs, you'll find three well-sized bedrooms and a stylish family bathroom. The top floor is dedicated to a fabulous principal bedroom with its own en-suite and impressive views to both the front and rear — a true retreat. The home also benefits from gas central heating and UPVC double glazing throughout. Outside, the rear garden is low-maintenance and thoughtfully designed, with a large patio and artificial lawn, plus secure fencing and a gate that leads to the rear parking area. Located within easy reach of excellent local amenities in both Plymstock and Sherford, and surrounded by outstanding schools, this home offers the perfect blend of style, space, and convenience.

**Need A Mortgage?**

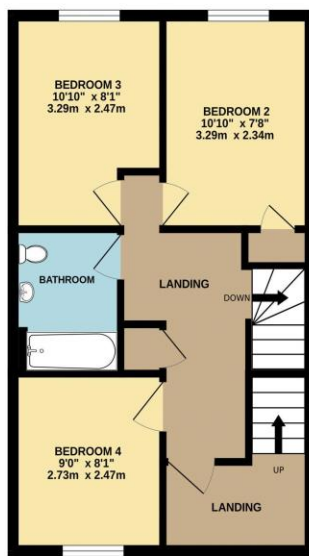
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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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**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+) <b>A</b>		94
(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
WWW.EPC4U.COM		

