



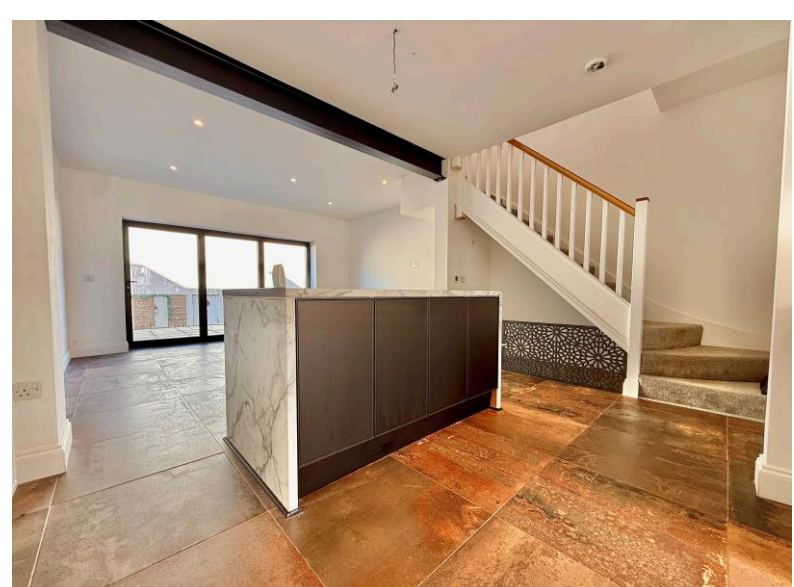
Falcon

01752 600444

11 Octans Way

Sherford, Plymouth, PL9 8FR

£295,000





In Brief

Stylish Four-Bedroom Townhouse – Modern Living in Highly Desirable Sherford. NO CHAIN !!

Reception Rooms	Large open plan living room / dining room and kitchen	Parking	Garage
Bedrooms	4 double bedrooms with three bathrooms	Council Tax	E
Heating	Gas central heating		
Area	1389 sq ft		
Tenure	Freehold		

Description

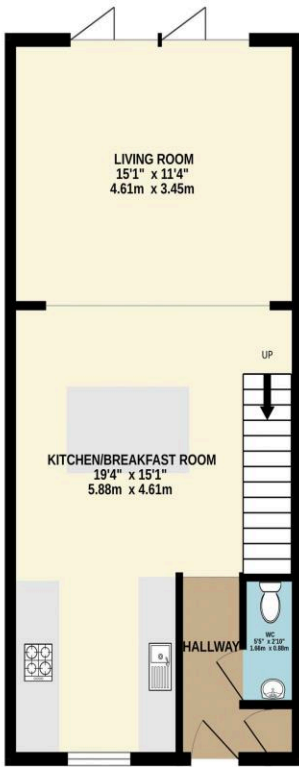
Located on the hugely popular Sherford development, this fabulous three-storey end-terraced townhouse offers luxurious, contemporary living for the modern family. Built approximately six years ago to an exceptionally high standard, this home combines style, individuality and practicality in one impressive package. There is NO ONWARD CHAIN !! The welcoming entrance hallway gives access to a ground floor WC and leads through to the stunning open-plan kitchen/breakfast and living area – the true heart of this home. The kitchen features a stylish range of contemporary fitted units, integral appliances, and a central island, perfect for casual dining or entertaining. The space flows beautifully into the large living area, where bi-fold doors span the width of the room, opening directly onto the garden and filling the space with natural light. On the first floor, you'll find two generous double bedrooms, including a spacious main bedroom with en-suite shower room, along with a modern family bathroom. The second floor offers two further double bedrooms and an additional family bathroom – ideal for guests, older children, or flexible home working space. Outside, the stylish enclosed rear garden is thoughtfully landscaped with a raised patio terrace and lower-level area laid with artificial grass, providing a low-maintenance yet attractive outdoor retreat. A door gives direct access into the garage (20'4" x 9'9"), offering secure parking and storage. Situated within the thriving Sherford community, this property enjoys the benefits of an evolving new town with a growing range of local amenities, schools, and open green spaces, all within easy reach of Plymouth city centre and excellent transport links. This is a truly impressive family home offering spacious and versatile accommodation in one of the area's most desirable locations.

Need A Mortgage?

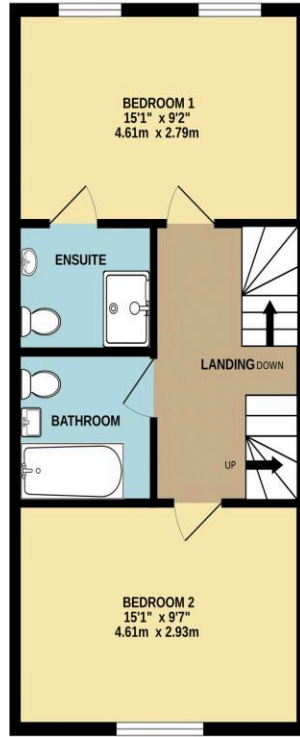
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

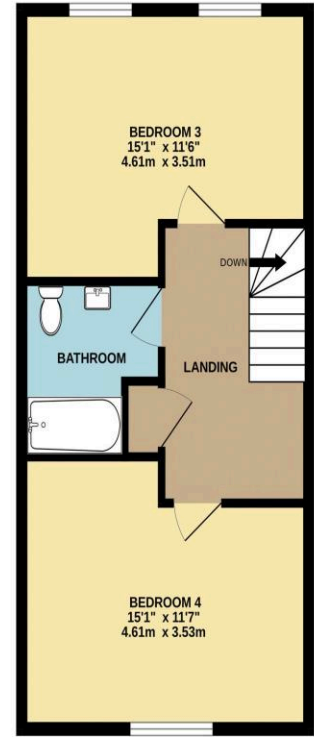
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

