



Falcon

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14 Titan Avenue

Sherford, Plymouth, PL9 8QR

Guide Price £280,000 - £290,000





In Brief

Beautiful 3 bed semi with new kitchen, en-suite, downstairs w.c and sunny back garden!

Reception Rooms Living Room

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 825 sq ft

Tenure Freehold

Parking 2 Allocated Parking Spaces
with EV Charging Point

Council Tax C

Description

Situated in the highly sought-after town of Sherford, this stylish three-bedroom semi-detached home offers contemporary living across a well-planned and beautifully presented interior. The bright and airy lounge is a particularly inviting space, featuring French doors that open directly onto the level, south-facing rear garden, creating a seamless connection between the home and outdoor space. The recently fitted gloss kitchen is both modern and practical, with a range of integrated appliances and plenty of storage and preparation space. A convenient downstairs WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom.

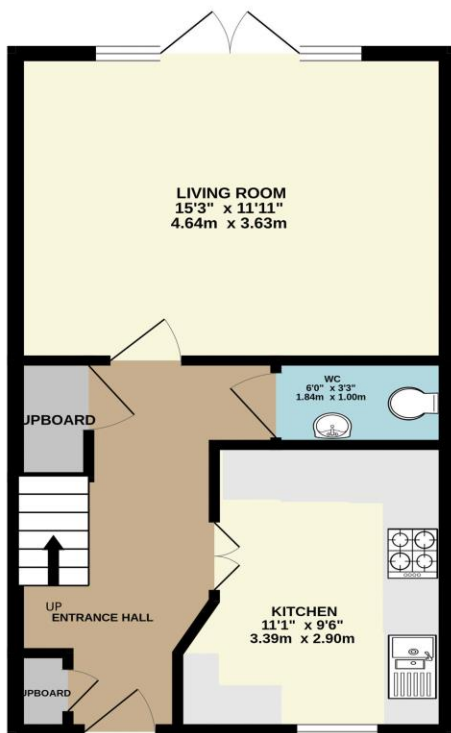
Outside, the property benefits from a level south-facing rear garden, ideal for relaxing, entertaining or enjoying the sunshine. There is also 2 allocated parking spaces with an EV charging point, while additional on-street parking is freely available nearby. A fantastic opportunity to acquire a modern and stylish home in the popular Sherford development, ideal for families, couples or those looking for a contemporary property in a desirable location.

Need A Mortgage?

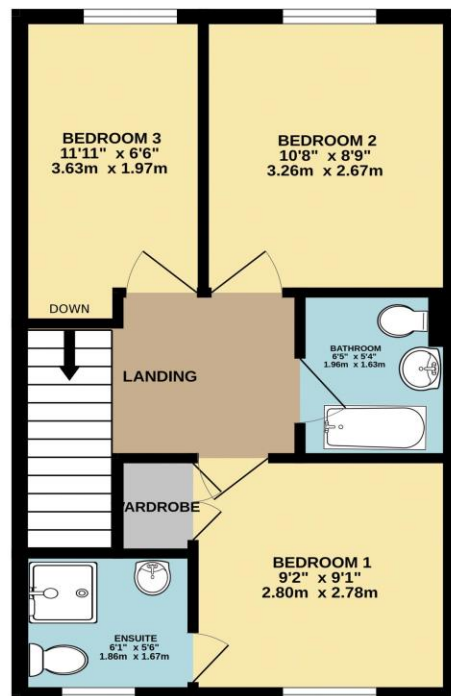
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

