

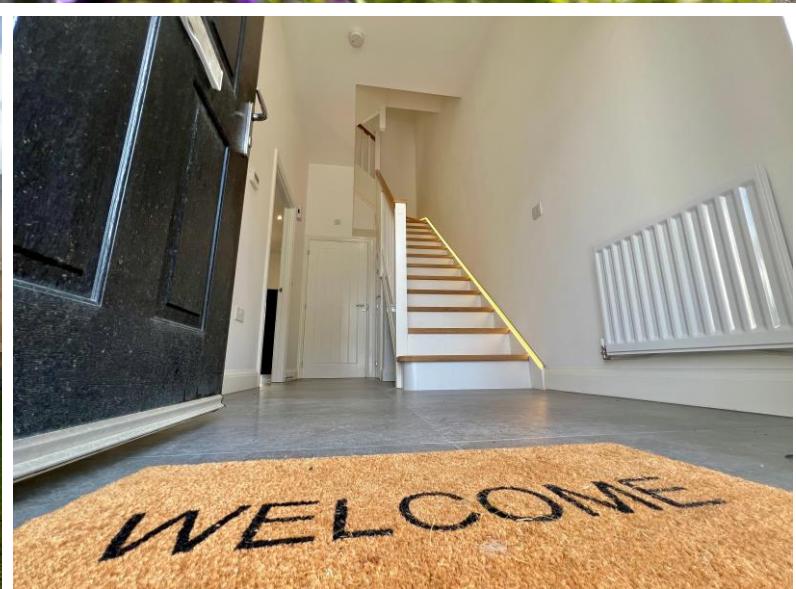


Falcon
fine

01752 600640

148 Hercules Road
Sherford, Plymouth, PL9 8GY

Guide Price £350,000 - £375,000





In Brief

A simply stunning 4/5 bedrooomed family home. Sunny garden, Garage + parking space

Reception Rooms Fabulous Living Room / Kitchen Diner

Bedrooms 5 Good sized bedrooms (Could be 4 + first floor living room).

Heating Gas Central Heating

Parking Garage and Parking Space

Area 1422 sq ft

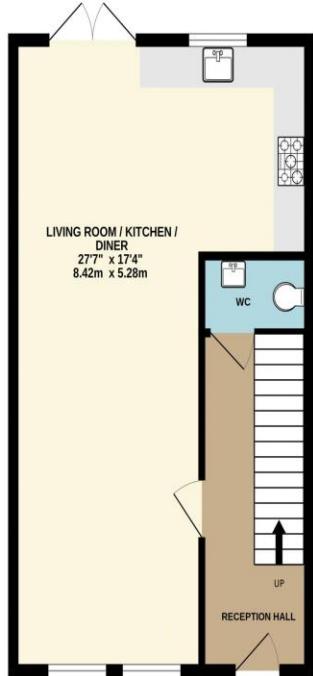
Tenure Freehold

Description

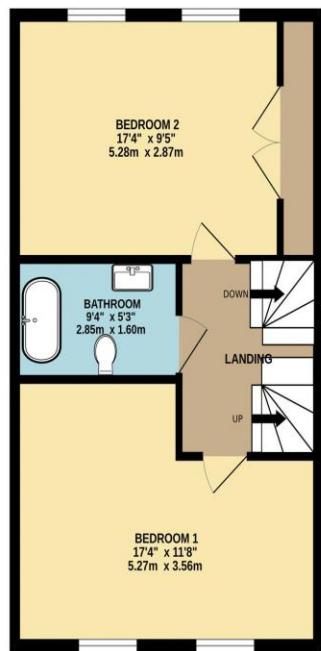
A fantastic opportunity to purchase this brand new, unlied in 4/5 bedroom family home which, although new, has been further upgraded by the current owners, adding a stylish bathroom and shower room, whilst also upgrading the kitchen. The property is perfectly located within the "New Town" of Sherford, on the edge of Plymouth and nestled into the South Hams Countryside. When completed Sherford will boast many amenities including four schools, leisure center, retail space, community facilities and abundant green space including a 500-acre country park. The reception hallway has attractive floor tiles that lead through to the open plan living area on the ground floor. This room is a fabulous space consisting of a large kitchen/dining/living room, with large windows to the front of the property and double doors to the rear garden. At the kitchen/dining end of the room, the flooring switches to engineered oak flooring, and a stylish navy-blue kitchen with Inset 5 ring gas hob, electric built in double oven and integrated fridge/freezer. Also on the ground floor is a surprisingly stylish downstairs WC finished with Italian wall tiles. Off the first floor landing the property has two spacious bedrooms, with the rear room overlooking the garden with built-in wardrobes. To the front of the property the room is versatile, as it could easily be used as a living room. Also on this level is the beautifully fitted family bathroom, offering a WC, wash hand basin with drawers under and a stylish freestanding elliptical bath with shower features. On the second floor you will find three further bedrooms, two at the rear and one at the front, while also again another stylish and improved shower room, with striking tiles. Externally the property has a lawned garden to the rear with a small patio area and a path leading to a gate leading out to the rear providing access to the garage and parking area. The garage is located beneath a coach house and there is a parking space in front. This is a lovely family home, located in this exciting new town on the edge of Plymouth, which has also been stylishly presented by the current owners.

Floor Plans

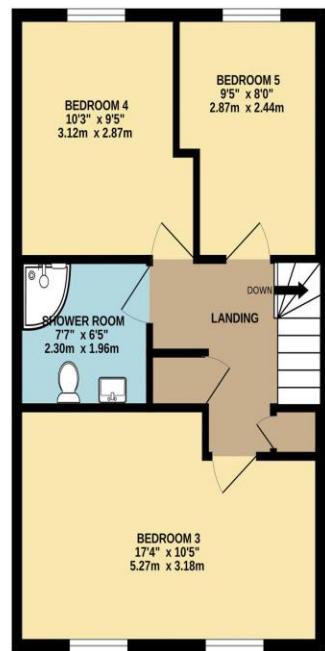
GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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