



# Sherford

SHERFORD, DEVON

Welcome to the brand new town of Sherford. Located on the eastern outskirts of Plymouth and with a wide range of two, three, four and five bedroom homes, this lovely new community is the perfect place to call home.

**Taylor**  
**Wimpey**

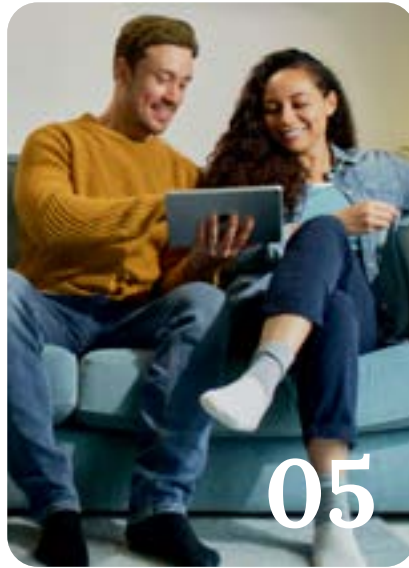
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# Welcome to Sherford

The new community of Sherford is being built on the outskirts of Plymouth. Sherford is providing a host of new facilities that will help turn a collection of houses into a vibrant neighbourhood, including 4 new schools, 500 acres of parkland and a variety of local amenities.

[→ View the site plan](#)

# A new community is taking shape

Sherford is more than just a new housing development, it is a new community where residents can enjoy having everything they need right on their doorstep.



Sherford Vale School



Take a stroll through Sherford's very own Country park



[Watch development video](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a granite sink and Ascona Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Ascona Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

General	2/3 beds	4+ beds
Double glazed PVC-u windows with multi point locking	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓
Vista weather bar front doors	✓	✓
PVCu fascia & soffit in white or black (Plot specific. Please ask for details)	✓	✓
Door bell	✓	✓
Outside light to the front and wire only to the rear	✓	✓
White emulsion to walls and ceilings	✓	✓
Double electric sockets throughout	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete finish (no latex or screed)	✓	✓
Combination / Condensing boiler & heating system to radiators	✓	✓
Frosted window not included for front elevation wet rooms on main MLR	✓	✓
Kitchen		
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓	✓
1.5 bowl Debut composite granite sink in black with Ascona chrome mixer tap	✓	✓
Zanussi "A Rated" eye level stainless steel double oven or built under single oven (Plot specific. Please ask for details)	✓	✓
Integrated cooker hood with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Stainless steel splash back	✓	✓
Utility with "Symphony" base unit & worktop choices from our "Standard Range", plumbing for appliances and sink (Plot specific. Please refer to individual kitchen drawings, as N/A in some homes)		✓
White USB plug socket	✓	✓
Lounge & Family Room (Plot specific)		
TV socket & Telecom point	✓	✓
Bedroom		
TV socket to master bedroom	✓	✓
Study		
Telecom point		✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Bathroom	2/3 beds	4+ beds
Ideal Standard white "E100" bathroom suite	✓	✓
Ideal Standard Calista chrome taps	✓	✓
2 rows of tiles to bath and splash back to basin	✓	✓
Bath over the shower with shower screen and full height tiling around the bath (only in properties without an en suite or a shower room)	✓	
En-suite & Shower Room (Plot specific)		
Ideal Standard white "E100" bathroom suite	✓	✓
Ideal Standard Calista chrome taps	✓	✓
Full height tiling to shower enclosure and splash back to basin	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa Midas 100 chrome thermostatic shower	✓	✓
External features		
Riven buff paving slabs 1.2m x 1.2m	✓	
Riven buff paving slabs 1.8m x 1.8m		✓
150mm topsoil rotavated to rear garden	✓	✓
Power to garage within the boundary of the property		✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓
Secured rear garden (Please ask for plot specific details)	✓	✓
Wire only for future electric vehicle charging point (Plot specific. Please ask for details)	✓	✓
Other features		
NHBC warranty against structural defects for a ten year period following the date of build completion	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓

[→ Find out more](#)

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# Our homes

5 bedroom homes



4 bedroom homes



3 bedroom homes



2 bedroom homes



[→ View the site plan](#)



# The Wayford

WOODLAND GRANGE

5 BEDROOM HOME, TOTAL 1,897 sq ft



## GROUND FLOOR

### Lounge max.

5.76m × 6.06m      18' 10" × 19' 11"

### Kitchen

5.58m × 3.35m      18' 4" × 11' 0"

### Dining

3.39m × 3.06m      11' 1" × 10' 1"

### Study

3.39m × 2.34m      11' 1" × 7' 8"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.37m      11' 1" × 11' 1"

### Bedroom 2 max.

2.98m × 3.47m      9' 10" × 11' 5"

### Bedroom 3

3.02m × 3.12m      9' 11" × 10' 3"

### Bedroom 4

4.10m × 2.39m      13' 5" × 7' 10"

### Bedroom 5

3.22m × 2.33m      10' 7" × 7' 8"

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# The Ransford

WOODLAND GRANGE

4 BEDROOM HOME, TOTAL 1,664 sq ft



## GROUND FLOOR

### Lounge

3.84m x 7.10m      12' 7" x 23' 4"

### Kitchen/Dining

6.60m x 3.47m      21' 8" x 11' 5"

### Study

3.84m x 2.48m      12' 7" x 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m x 3.54m      12' 11" x 11' 7"

### Bedroom 2

3.25m x 3.54m      10' 8" x 11' 7"

### Bedroom 3 min.

2.80m x 2.82m      9' 2" x 9' 3"

### Bedroom 4

3.84m x 2.24m      12' 7" x 7' 5"

[→ View development](#)

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# The Ransford

THE URBAN QUARTER

4 BEDROOM HOME, TOTAL 1,664 sq ft



## GROUND FLOOR

### Lounge

3.84m x 7.10m      12' 7" x 23' 4"

### Kitchen/Dining

6.60m x 3.47m      21' 8" x 11' 5"

### Study

3.84m x 2.48m      12' 7" x 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m x 3.54m      12' 11" x 11' 7"

### Bedroom 2

3.25m x 3.54m      10' 8" x 11' 7"

### Bedroom 3 min.

2.80m x 2.82m      9' 2" x 9' 3"

### Bedroom 4

3.84m x 2.24m      12' 7" x 7' 5"

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# The Redwood

THE URBAN QUARTER  
4 BEDROOM HOME, TOTAL 1,567 sq ft



## GROUND FLOOR

### Lounge

3.66m x 5.28m      12' 0" x 16' 4"

### Kitchen/Dining max.

6.20m x 3.99m      20' 4" x 13' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.63m x 4.10m      11' 11" x 13' 6"

### Bedroom 2 max.

3.63m x 3.91m      11' 11" x 12' 10"



## SECOND FLOOR

### Bedroom 3

3.63m x 3.12m      11' 11" x 10' 3"

### Bedroom 4

3.63m x 2.60m      11' 11" x 8' 6"

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# The Elliston

THE GROVE

4 BEDROOM HOME, TOTAL 1,249 sq ft



## GROUND FLOOR

Lounge max.

3.81m × 4.26m

12' 6" × 14' 0"

Kitchen/Dining

4.89m × 2.90m

16' 1" × 9' 6"



## FIRST FLOOR

Bedroom 2

2.73m × 3.15m

9' 0" × 10' 3"

Bedroom 3 max.

2.34m × 3.31m

7' 8" × 10' 10"

Bedroom 4 max.

2.45m × 3.31m

8' 1" × 10' 10"



## SECOND FLOOR

Bedroom 1 max.

3.89m × 5.43m

12' 9" × 17' 10"



Discover more about this home



View our current availability

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# The Elliston

THE URBAN QUARTER  
4 BEDROOM HOME, TOTAL 1,249 sq ft



## GROUND FLOOR

**Lounge max.**  
3.81m × 4.26m      12' 6" × 14' 0"

---

**Kitchen/Dining**  
4.89m × 2.90m      16' 1" × 9' 6"



## FIRST FLOOR

**Bedroom 2**  
2.73m × 2.46m      9' 0" × 8' 1"

---

**Bedroom 3 max.**  
2.34m × 3.31m      7' 8" × 10' 10"

---

**Bedroom 4 max.**  
2.45m × 3.31m      8' 1" × 10' 10"



## SECOND FLOOR

**Bedroom 1 max.**  
3.89m × 5.43m      12' 9" × 17' 10"

[➔ Discover more about this home](#)

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# The Eastbury

THE GROVE

4 BEDROOM HOME, TOTAL 1,415 sq ft



## GROUND FLOOR

### Family/Dining

4.89m × 3.72m

16' 1" × 12' 3"

### Kitchen

2.72m × 3.43m

8' 11" × 11' 3"



## FIRST FLOOR

### Lounge

4.89m × 3.10m

16' 1" × 10' 2"

### Bedroom 2

2.76m × 2.70m

9' 1" × 8' 9"



## SECOND FLOOR

### Bedroom 1 max.

3.17m × 3.57m

10' 5" × 11' 9"

### Bedroom 3 max.

2.49m × 3.04m

8' 2" × 10' 0"

### Bedroom 4 max.

2.30m × 2.81m

7' 7" × 9' 3"



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# The Eastbury

THE URBAN QUARTER  
4 BEDROOM HOME, TOTAL 1,415 sq ft



## GROUND FLOOR

### Family/Dining

4.89m × 3.72m      16' 1" × 12' 3"

### Kitchen

2.72m × 3.43m      8' 11" × 11' 3"



## FIRST FLOOR

### Lounge

4.89m × 3.10m      16' 1" × 10' 2"

### Bedroom 2

2.85m × 2.67m      9' 4" × 8' 9"



## SECOND FLOOR

### Bedroom 1 max.

3.17m × 3.57m      10' 5" × 11' 9"

### Bedroom 3

2.49m × 3.04m      8' 2" × 10' 0"

### Bedroom 4

2.30m × 2.81m      7' 7" × 9' 3"



[View development](#)



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# The Lanford

WOODLAND GRANGE

4 BEDROOM HOME, TOTAL 1,251 sq ft



## GROUND FLOOR

### Lounge

3.24m × 4.57m      10' 8" × 15' 0"

### Kitchen/Dining

2.85m × 6.87m      9' 4" × 22' 7"

### Study

2.17m × 2.21m      7' 2" × 7' 3"



## FIRST FLOOR

### Bedroom 1

3.33m × 3.47m      10' 10" × 11' 5"

### Bedroom 2

2.69m × 2.82m      8' 10" × 9' 3"

### Bedroom 3

2.84m × 2.59m      9' 4" × 8' 6"

### Bedroom 4 max.

3.31m × 2.62m      10' 11" × 8' 7"

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# The Chelbury

WOODLAND GRANGE & THE GROVE  
4 BEDROOM HOME, TOTAL 1,314 sq ft



## GROUND FLOOR

### Lounge/Dining

4.78m x 3.17m      15' 8" x 10' 5"

### Kitchen min.

2.57m x 3.53m      8' 5" x 11' 7"



## FIRST FLOOR

### Family room/Bedroom 4

4.78m x 3.17m      15' 8" x 10' 5"

### Bedroom 3

2.65m x 2.83m      8' 9" x 9' 4"



## SECOND FLOOR

### Bedroom 1

3.93m x 3.17m      12' 11" x 10' 5"

### Bedroom 2

3.71m x 2.89m      12' 2" x 9' 6"

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# The Manford

THE URBAN QUARTER  
4 BEDROOM HOME, TOTAL 1,385 sq ft



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.65m      6' 11" × 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.03m      12' 9" × 9' 11"

### Bedroom 2 max.

3.09m × 3.33m      10' 2" × 10' 11"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.28m      9' 0" × 10' 9"

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# The Kingdale

WOODLAND GRANGE & THE GROVE  
3 BEDROOM HOME, TOTAL 1,040 sq ft



## GROUND FLOOR

### Lounge

3.07m x 5.41m      10' 1" x 17' 9"

### Kitchen/Dining max.

3.35m x 5.41m      11' 0" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.09m x 4.10m      10' 2" x 13' 6"

### Bedroom 2

2.64m x 2.95m      8' 8" x 9' 8"

### Bedroom 3

3.41m x 2.37m      11' 2" x 7' 9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Kingdale

THE URBAN QUARTER

3 BEDROOM HOME, TOTAL 1,040 sq ft



## GROUND FLOOR

### Lounge

3.07 × 5.41m                      10' 1" × 17' 9"

### Kitchen/Dining max.

3.35m × 5.41m                      11' 0" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.09m × 4.10m                      10' 2" × 13' 6"

### Bedroom 2

2.64m × 2.95m                      8' 8" × 9' 8"

### Bedroom 3

3.41m × 2.37m                      11' 2" × 7' 9"

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# The Ardale

THE URBAN QUARTER  
3 BEDROOM HOME, TOTAL 1,012 sq ft



## GROUND FLOOR

### Lounge

3.01m x 5.41m      9' 11" x 17' 9"

### Kitchen/Dining max.

3.18m x 5.41m      10' 5" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.07m x 4.10m      10' 1" x 13' 6"

### Bedroom 2

2.44m x 2.95m      8' 0" x 9' 8"

### Bedroom 3

3.25m x 2.37m      10' 8" x 7' 9"

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 76503 / April 2023



# The Colton

THE URBAN QUARTER  
3 BEDROOM HOME, TOTAL 1,153 sq ft



## GROUND FLOOR

Lounge/Dining

4.78m × 3.27m

15' 8" × 10' 9"

Kitchen min.

2.57m × 3.43m

8' 5" × 11' 3"



## FIRST FLOOR

Bedroom 2 max.

4.78m × 3.07m

15' 8" × 10' 1"

Bedroom 3

2.55m × 2.93m

8' 5" × 9' 8"



## SECOND FLOOR

Bedroom 1 max.

3.74m × 5.13m

12' 4" × 16' 10"



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# The Byford

WOODLAND GRANGE & THE GROVE  
3 BEDROOM HOME, TOTAL 976 sq ft



## GROUND FLOOR

**Lounge max.**  
3.98m × 4.24m      13' 1" × 13' 11"

**Kitchen/Dining**  
5.06m × 2.87m      16' 7" × 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**  
3.98m × 3.00m      13' 1" × 9' 10"

**Bedroom 2**  
2.82m × 2.57m      9' 3" × 8' 5"

**Bedroom 3**  
2.15m × 3.91m      7' 1" × 12' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Byford

THE URBAN QUARTER  
3 BEDROOM HOME, TOTAL 976 sq ft



## GROUND FLOOR

**Lounge** max.  
3.98m × 4.24m      13' 1" × 13' 11"

---

**Kitchen/Dining**  
5.06m × 2.87m      16' 7" × 9' 5"



## FIRST FLOOR

**Bedroom 1** max.  
3.98m × 3.00m      13' 1" × 9' 10"

---

**Bedroom 2**  
2.82m × 2.57m      9' 3" × 8' 5"

---

**Bedroom 2**  
2.15m × 3.91m      7' 1" × 12' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Benford

WOODLAND GRANGE

3 BEDROOM HOME, TOTAL 922 sq ft



## GROUND FLOOR

### Lounge/Dining

4.77m × 3.72m      15' 8" × 12' 3"

### Kitchen

2.57m × 3.43m      8' 5" × 11' 3"



## FIRST FLOOR

### Bedroom 1

3.69m × 3.11m      12' 2" × 10' 3"

### Bedroom 2 max.

2.24m × 3.55m      7' 4" × 11' 8"

### Bedroom 3 max.

2.44m × 3.35m      8' 0" × 11' 0"

[→ View development](#)

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# The Ashenford

WOODLAND GRANGE

2 BEDROOM HOME, TOTAL 771 sq ft



## GROUND FLOOR

### Lounge/Dining

4.31m × 4.02m      14' 2" × 13' 2"

### Kitchen

2.11m × 2.74m      6' 11" × 9' 0"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.27m      11' 11" × 10' 9"

### Bedroom 2 max.

4.31m × 2.51m      14' 2" × 8' 3"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Ashenford

THE URBAN QUARTER  
2 BEDROOM HOME, TOTAL 771 sq ft



## GROUND FLOOR

### Lounge/Dining

4.31m × 4.02m      14' 2" × 13' 2"

### Kitchen

2.11m × 2.74m      6' 11" × 9' 0"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.27m      11' 11" × 10' 9"

### Bedroom 2 max.

4.31m × 2.51m      14' 2" × 8' 3"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Beauford

THE GROVE

2 BEDROOM HOME, TOTAL 873 sq ft



## GROUND FLOOR

Lounge max.

3.67m × 4.04m      12' 1" × 13' 3"

Kitchen/Dining

4.70m × 2.87m      15' 5" × 9' 5"



## FIRST FLOOR

Bedroom 1

2.94m × 3.57m      9' 8" × 11' 9"

Bedroom 2

4.70m × 2.55m      15' 5" × 8' 4"

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# The Edale

WOODLAND GRANGE & THE GROVE  
2 BEDROOM HOME, TOTAL 720 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

**Lounge/Kitchen/Dining**

3.80m × 5.35m      12' 6" × 17' 7"

**Bedroom 1**

3.15m × 3.84m      10' 4" × 12' 7"

**Bedroom 2**

3.01m × 2.45m      9' 11" × 8' 1"

[→ View development](#)

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# The Edale

THE URBAN QUARTER  
2 BEDROOM HOME, TOTAL 720 sq ft



## FIRST FLOOR

### Lounge/Kitchen/Dining

3.80m × 5.35m      12' 6" × 17' 7"

### Bedroom 1

3.15m × 3.84m      10' 4" × 12' 7"

### Bedroom 2

3.01m × 2.45m      9' 11" × 8' 1"

[→ View development](#)

[→ View our current availability](#)

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## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



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**WOODLAND GRANGE, THE GROVE & THE URBAN QUARTER AT SHERFORD**

Hercules Road, Sherford, Plymouth, PL7 5AB

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**Taylor  
Wimpey**

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