



Luscombe Maye
1975-2015



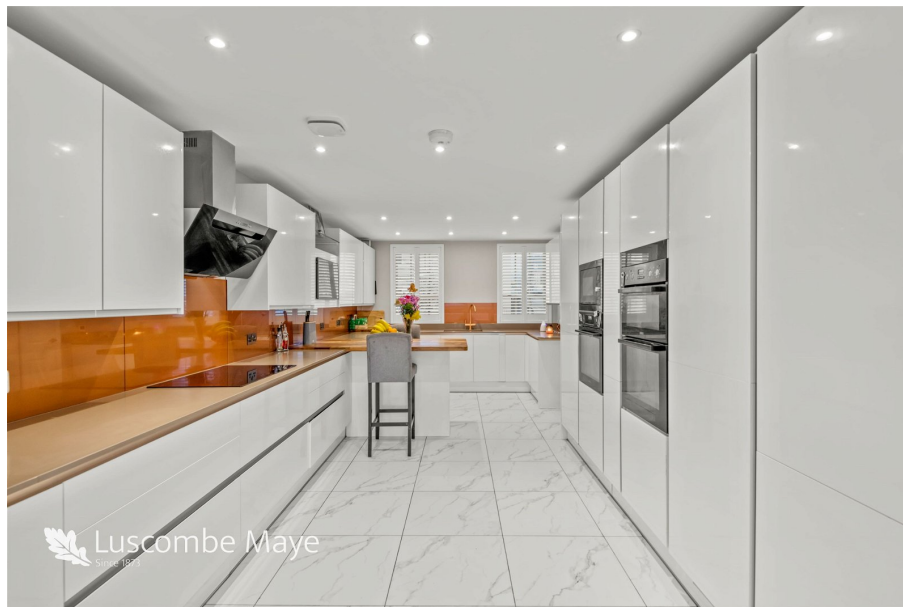
Luscombe Maye

Since 1873

8 Taurus Street, Sherford PL9 8GD

Guide Price £550,000 - £600,000

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This impressive, handsome Georgian-style detached home is located on the southern edge of Sherford, enjoying a high degree of privacy and within easy reach of local beaches, countryside, including Dartmoor National Park, and Plymouth city centre. Having been sympathetically extended by the current owners, the property now enjoys a superb entertaining space flowing from the kitchen, through the dining room and on outside to the substantial, secluded deck. With five double bedrooms, two of which are en-suite, a dual aspect living room, useful utility/boot room in addition to an outside gym/office room, garage and parking, the property is an excellent prospect for a wide range of needs.

Services

Mains gas, electricity, water and drainage. Central heating and hot water provided by gas fired Potterton combi boiler located in the downstairs WC.

Tenure

Freehold

Management

The communal areas of the development are maintained by Gateway Property Management. The annual management charge for 2024 was approximately £225.

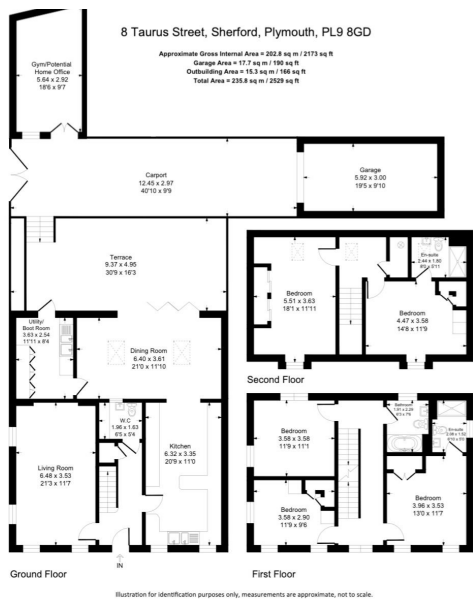
Local Authority and Council Tax

South Hams District Council. Council Tax Band F.

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044. Online viewing available upon request.





- Superb detached family home on the southern edge of Sherford
- Stylish modern kitchen opening to grand dining room extension
- Single garage and large covered driveway
- Excellent local facilities including schooling, sports, health and leisure
- Remainder of 10 year NHBC warranty
- Five double bedrooms, two en-suite
- Substantial deck offering a high degree of privacy
- Utility/Boot room and additional detached gym/home office room
- 20-minute drive to Plymouth city centre
- EPC B



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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