



19 Orion Drive, Sherford PL9 8GL



Guide Price £425,000 - £450,000

DESCRIPTION

This lovely four bedroom Semi-Detached House provides ample space for comfortable living, and is light and airy throughout. The home is close to amenities with easy access to nearby parks and scenic walks, whilst also being just a stones throw away from the City of Plymouth.

ACCOMMODATION

This family townhouse offers four sizeable and light bedrooms, of which, the master includes a convenient en-suite with shower. The property also benefits from two other bathrooms, and a downstairs toilet.

The bright yet cosy lounge provides an excellent space for relaxation. When paired with the well fitted and welcoming kitchen - dining room, downstairs poses as a perfect family area for entertainment or winding down peacefully.

Outside, the enclosed rear garden with side access features a paved patio and false lawned area. The outside also benefits from a garden cabin, featuring a home office and adjoining room which is a great multipurpose space. This versatile outdoor space provides the perfect venue for entertainment.

Additionally, the garage and parking for one vehicles only adds to the convenience and appeal of this home.

This family home is a perfect blend of style and modern comfort, making it an ideal choice for anyone seeking a warm and spacious living area. Situated in a convenient location, this property is a must see, and fits the needs of a family home perfectly.



SERVICES

Mains electricity, gas, water & drainage are connected to the property

TENURE

Freehold

LOCAL AUTHORITY & COUNCIL TAX BAND

South Hams Council. The property band is band E.

VIEWINGS

Strictly by appointment with Luscombe Maye's Yealmpton Office. T: 01752 880044. E: yealmpton@luscombemaye.com

DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area = 143.1 sq m / 1541 sq ft
 Garage Area = 17.9 sq m / 193 sq ft
 Outbuilding Area = 20.8 sq m / 224 sq ft
 Total Area = 181.8 sq m / 1958 sq ft

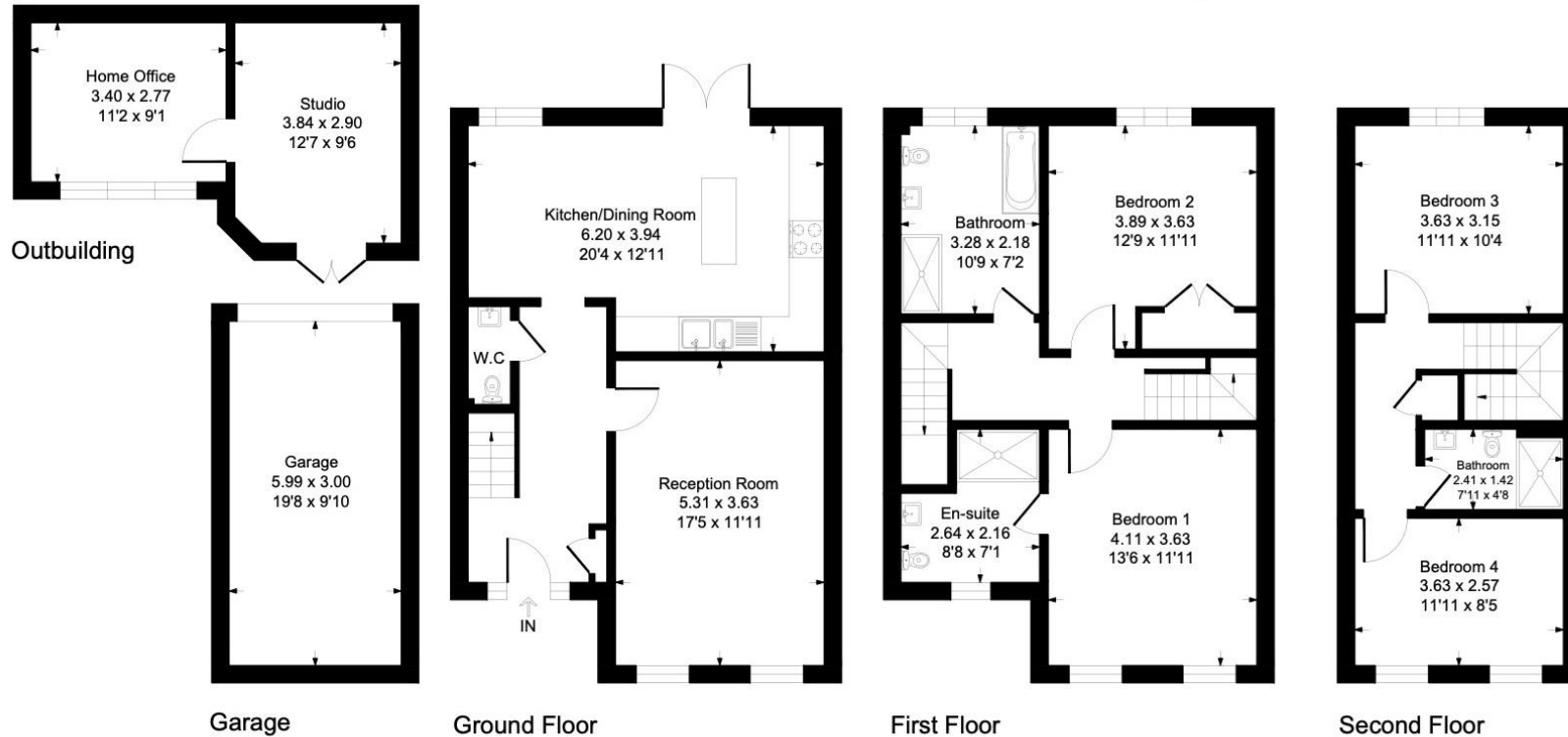


Illustration for identification purposes only, measurements are approximate, not to scale.

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