



23 Taurus Street, Sherford PL9 8GD



### Accommodation

A front door with frosted transom leads to the Entrance Hall which has a cupboard housing the meters and doors to all downstairs rooms. The Sitting Room is a lovely, spacious room with a multi paned sash window to the front and inset wiring for surround sound (AV equipment not included).

The Kitchen/Dining Room is a fantastic dual aspect room with windows to the side and rear in addition to French windows leading to the rear garden. The room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a 1½ bowl stainless steel sink unit with mixer tap and feature splashback tiling, integral appliances to include fridge/freezer, dishwasher and washing machine, a built-in double oven/grill, a four ring gas hob with extractor over and wall mounted Ideal Logic combi boiler. In addition, there is a useful storage cupboard and plenty of space for a dining table and chairs. There is also a Downstairs WC fitted with a low level WC and pedestal hand basin with mixer tap, splashback tiling and lighted mirror over.

### First Floor

Stairs rise from the entrance hall with inset puddle lights and turn to the First Floor Landing, which benefits from windows to the front and side, in addition to a loft hatch, useful storage cupboard with built-in shelving and doors to all first floor rooms.

The Main Bedroom has a window to the rear with pull-down blackout blind, one feature panelled wall and a door leading to the En-Suite Shower Room which is fitted with a large fully tiled shower cubicle, a low level WC and a pedestal hand basin with mixer tap, splashback tiling and lighted mirror over.

Bedroom 2 is a double room with a multi paned sash window to the front, and Bedroom 3 is a single enjoying a dual aspect with windows to the side and rear. The Family Bathroom is fitted with a matching suite comprising a panelled bath with shower over and fully tiled surround, a pedestal hand basin with mixer tap, splashback tiling and lighted mirror over, and a low level WC.



## Outside

To the front of the property is a small gravelled area bounded by cast iron railings and planted with a young pear tree.

The rear garden comprises a paved patio to the immediate rear of the house which is fitted with a beautiful cedarwood bench. Two steps lead up to a small lawned area with a paved pathway continuing on to the parking area, a row of Mediterranean cypress trees with uplighters providing a lovely atmosphere for al fresco dining, and a useful insulated garden shed with light and power. The parking area has cabling ready for installation of an EV charger point and a sliding gate leading out onto Polaris Mews to the side.

## Material Information

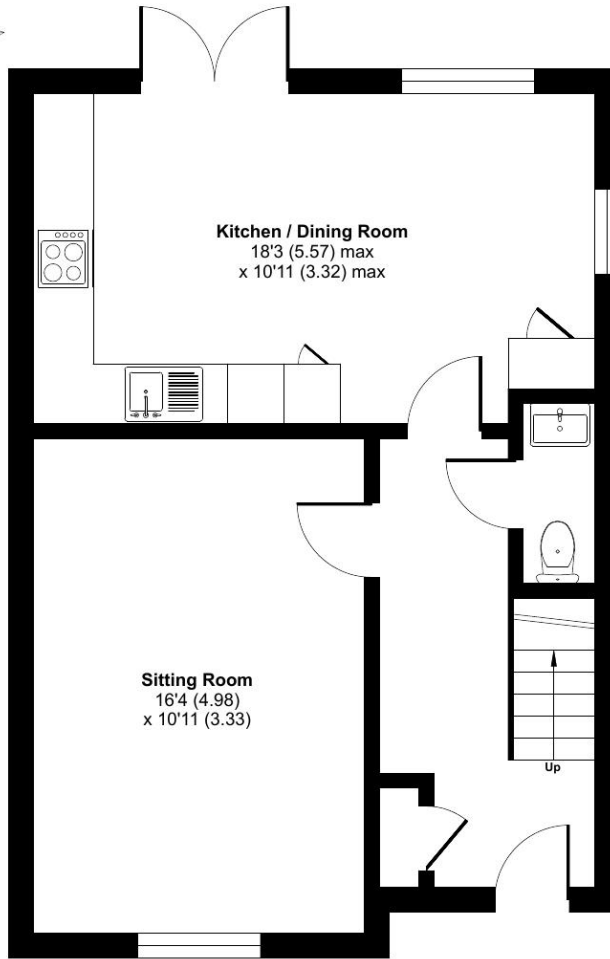
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide, along with the title document. If available, please scan the QR code or click the link to access the additional online material information. Alternatively you can contact our team for this information.



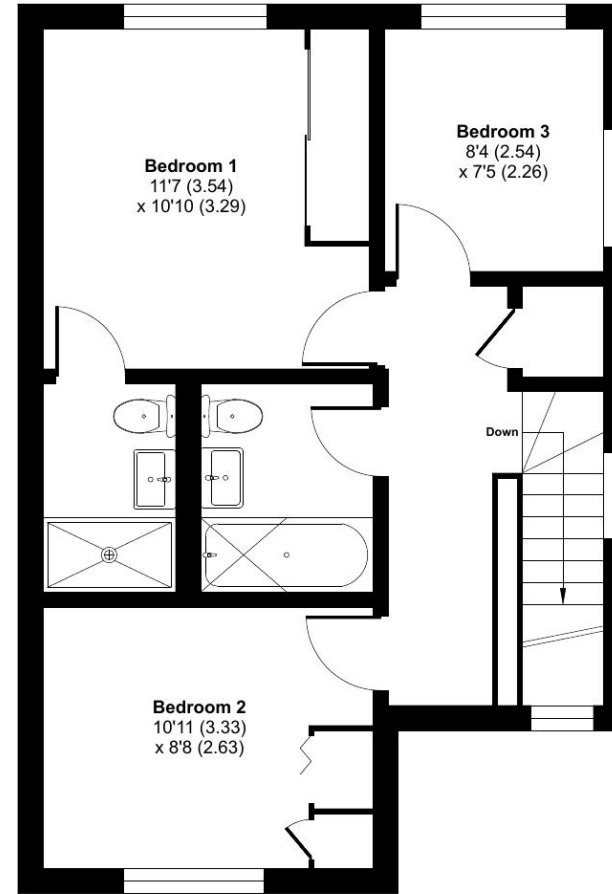


Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Luscombe Maye. REF: 1295977



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