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6 Pisces Street

6, Pisces Street, Sherford, Plymouth, PL9 8FY



Plymouth City Centre 4.5 miles, Plymouth Train Station 5.1 Miles, Exeter Airport 42.7 Miles

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An exquisite 3 bedroom, Georgian-inspired residence, standing proudly as one of just two of its kind in the flourishing community of Sherford.

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- Georgian-inspired home
- 3 Bedrooms
- 3 Bathrooms
- Eat-in Kitchen
- Sitting room with period features
- Patio garden
- Allocated parking for one car
- Freehold
- Council Tax: Band C

Guide Price £325,000

### LOCATION

This home is located in Sherford village, with its unique blend of rural charm, modern convenience and community spirit. Just a short distance from the vibrant city of Plymouth, residents enjoy proximity to essential amenities, reputable schools, transport links, and scenic walking routes.

### DESCRIPTION

An exquisite Georgian-inspired residence crafted by Taylor Wimpey, standing proudly as one of just two of its kind in the flourishing community of Sherford. Consisting of 3 bedrooms and immaculately maintained by its current owners since its inception in 2018, this three-story townhouse epitomizes refined living at its finest.

### ACCOMMODATION

The entrance hall has a handy storage closet for practicality, leading to the lounge with some period features, such as a sash window and benefits further from a smart TV feature. The sleek kitchen/dining area boasts contemporary integrated appliances, ample storage solutions, and pristine countertops. The ground floor also benefits from a downstairs WC.

Upstairs, three bedrooms await, offering versatile spaces ideal for growing families or accommodating multi-generational living. Two of these bedrooms enjoy the luxury of en-suite facilities, ensuring privacy and convenience, while the family bathroom provides a serene retreat for relaxation. There is also additional landing storage cupboards on each floor.

### OUTSIDE

Through the kitchen patio doors and onto the enclosed south-westerly facing garden — a perfect setting for outdoor gatherings and al fresco dining against the backdrop of sunny days. This property comes complete with allocated parking for one car, along with additional on-street parking for both residents and guests.

### SERVICES

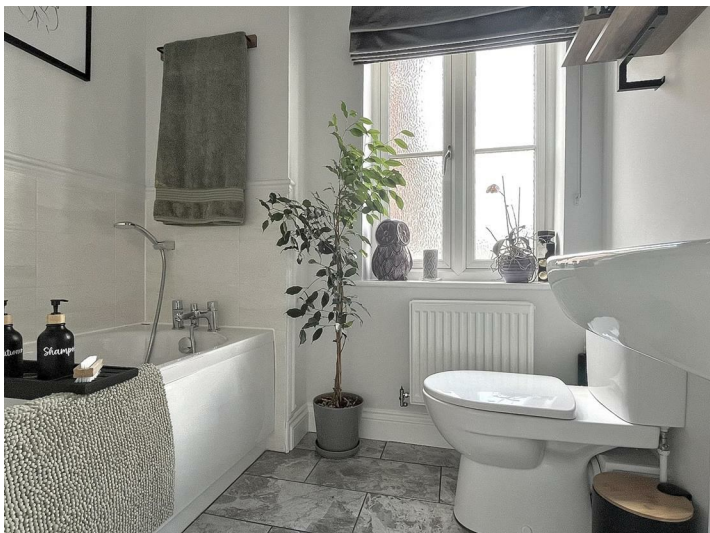
Mains Electricity & Gas  
Mains Drainage  
Heating: Gas Central Heating  
Council Tax: Band C  
Broadband services in this area ultrafast Virgin Media & Openreach, based on the latest data available to Ofcom.  
Mobile coverage likely in the area from Three, O2 & Vodafone based on the latest data available to Ofcom.

### DIRECTIONS

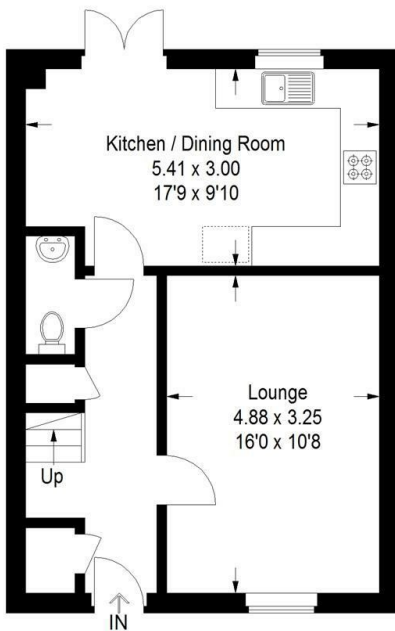
What3Words - [///people.plan.soon](https://www.what3words.com/#!/people.plan.soon)

### AGENTS NOTES

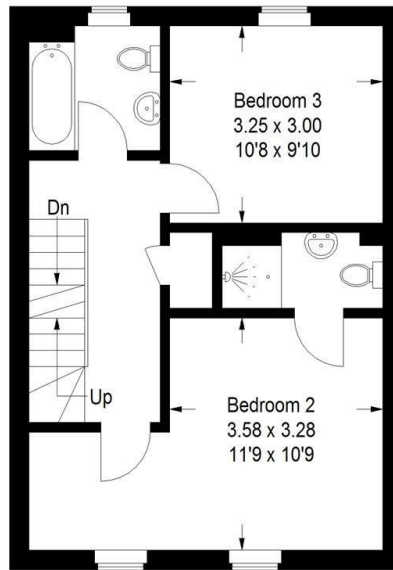
The sister of the owner of this property works for Stags.



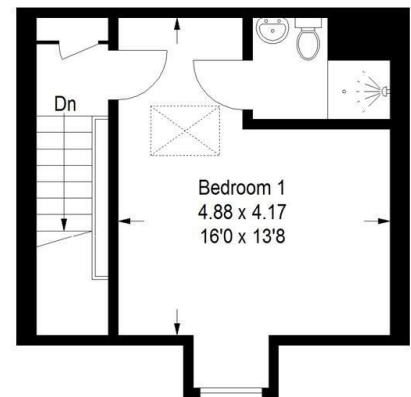
Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft



Ground Floor



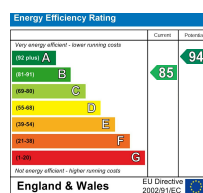
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080367)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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