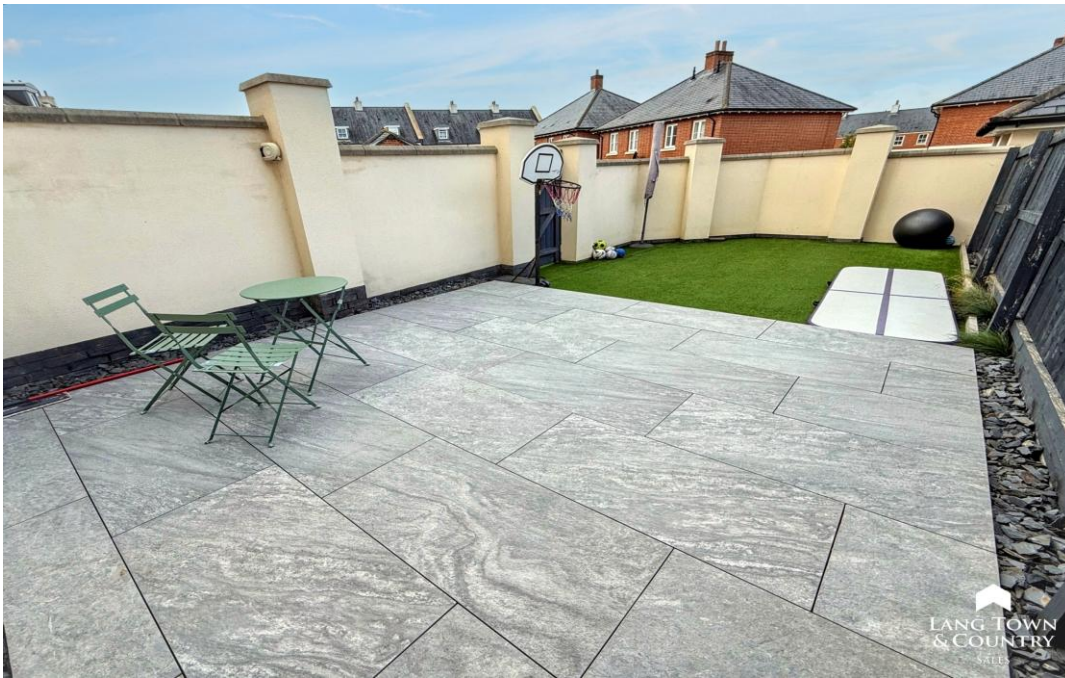




12 Libra Avenue, Sherford, Plymouth, Devon, PL9 8FJ



(25% Shared Ownership) £77,500



12 Libra Avenue is a spacious 3- storey family home located in the heart of the popular Sherford development. This well-presented three-storey family home offers versatile and generous living space throughout. Lang Town & Country are delighted to offer potential purchasers the chance to buy a 25% share of this family home in a desirable location.

The ground floor features a flexible family room/bedroom, a modern kitchen-diner perfect for entertaining, and a convenient WC. On the first floor, you'll find a bright and airy lounge of generous proportions, along with a well-sized double bedroom. The top floor hosts two further double bedrooms, including a spacious master bedroom complete with en-suite shower room, along with the family bathroom.

Outside, the westerly-facing rear garden has been designed for low maintenance, with artificial grass and a patio seating area – ideal for enjoying afternoon sun. A rear gate provides access to a generously sized garage, offering excellent storage or parking options.

This versatile and stylish home is perfect for growing families or those looking for flexible living space in a vibrant, well-connected community.



Sherford, a unique and award-winning new town in Devon. Quite unlike any other development, Sherford is set to become one of the region's most vibrant and thriving communities. Decades in planning, construction at Sherford is progressing well, and the town is already flourishing. When complete, Sherford will have 5,500 homes in three distinct neighbourhoods, four schools, community facilities, shops, businesses, abundant green space, a 500-acre community park and so much more. Benefiting from its location on the doorstep of the South Hams with its picturesque beaches and coastal walks whilst also being a fifteen-minute drive to Plymouth City Centre.

Agent's Note:

Please be advised of the following additional monthly costs associated with the shared ownership scheme:

Rent: £790.61

Lease Management Fee: £26.23

Estate Management Charge: £18.68

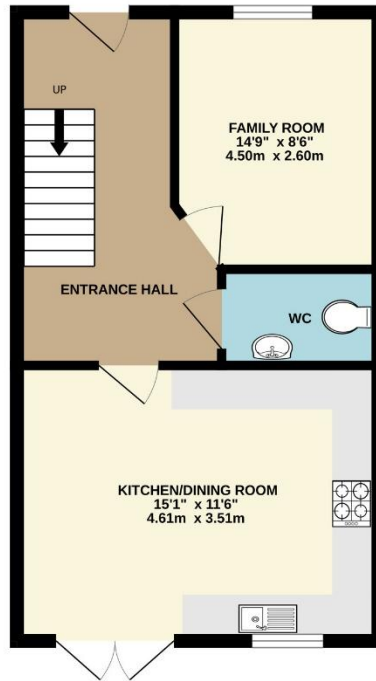
Buildings Insurance Contribution: £16.48

These charges are payable in addition to any mortgage repayments and are subject to periodic review. Please contact your solicitor for further details.

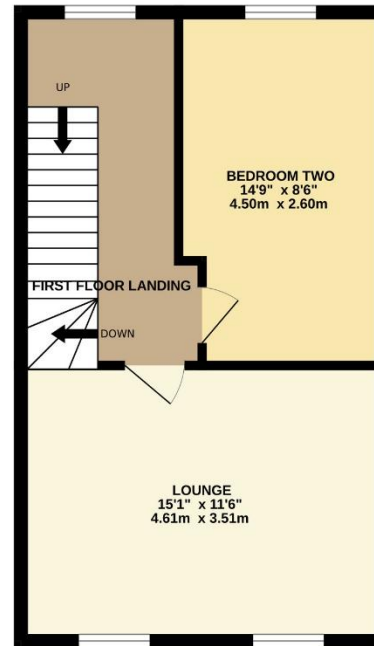
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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