



**Connells**

Pegasus Place  
Sherford Plymouth



### Property Description

A fantastic opportunity has just hit the market—this modern 3-bedroom end-terrace home is now available on a 25% shared-ownership basis for only £76,250. Properties offering this much space, character and flexibility at such an accessible price point are rarely available. Thoughtfully arranged across three levels, the home offers practical and stylish living throughout. The ground floor features a welcoming kitchen-diner ideal for everyday family life, along with a separate study, perfect for home working. Moving upstairs, the first-floor lounge provides a bright and comfortable space to relax, accompanied by a well-sized bedroom. The top floor completes the layout with two further bedrooms, including a generous master suite with its own en-suite for added convenience and privacy. With the added benefits of an end-terrace plot, a garage, and one allocated parking space, this property delivers the comfort and practicality buyers are searching for. Whether you're stepping onto the ladder or looking for more space, this home offers outstanding value with a layout that adapts to modern living. Opportunities like this don't stay available for long. Secure your 25% share today for £76,250 and arrange your viewing — your next home is waiting.

### Kitchen Diner

15' x 11' 1" ( 4.57m x 3.38m )

Comprising; Matching wall and base units with complimentary work surface over, sink with drainer unit, hob with extractor fan over, electric oven, built in fridge and freezer, radiator, door leading to rear garden.

### Study

8' 6" Max x 9' 11" Max ( 2.59m Max x 3.02m Max )

Double glazed window to the front aspect with radiator underneath.

### Downstairs Wc

Containing toilet, wash hand basin and radiator.

### Lounge

15' 1" Max x 12' 7" Max ( 4.60m Max x 3.84m Max )

Spacious room with two double glazed windows to the rear aspect of the property and radiator.

### Bedroom Two

15' x 8' 5" ( 4.57m x 2.57m )

Generous sized bedroom with double glazed window to the front aspect of the property.

### Bedroom One

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double bedroom with double glazed window with views extending over Sherford and radiator underneath. Door leading to the en-suite.

### En-Suite

Comprising; toilet, separate shower cubicle, wash hand basin, radiator and Velux window.

### Bedroom Three

6' 10" Max x 15' 1" max ( 2.08m Max x 4.60m max )

Unique bedroom space with double glazed window looking over the front aspect of the property, and radiator underneath.

### Family Bathroom

Comprising; bath cubicle with shower over, wash hand basin, toilet and heated towel radiator.

### Garden

Low maintenance and good-sized garden with patio area and artificial lawn laid. Access path out to the parking space and garage.

### Garage

Single garage with electric installed. Allocated parking space in front of the garage.

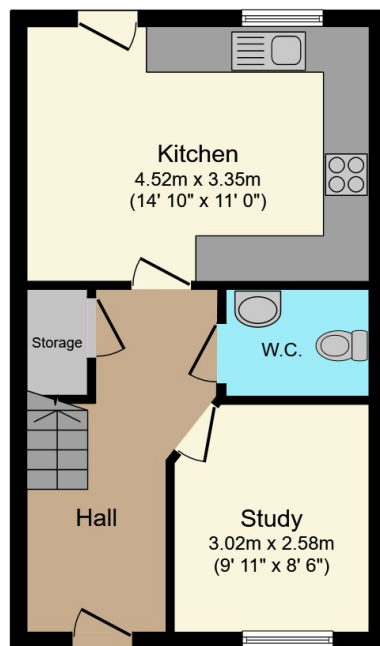
### Agents Note

This property is currently under shared ownership in conjunction with Heylo Housing Association who have criteria for any purchase. The advertised price is for the sellers 25% share. £765.50 per month is paid to the Housing Association as rent for the retained share. There is a lease management fee of £26.23 payable ach month in addition to an estate charge of £18.68 each month. There is a final charge of buildings insurance, where the current owners pay £15.96 per month. Please contact Heylo Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

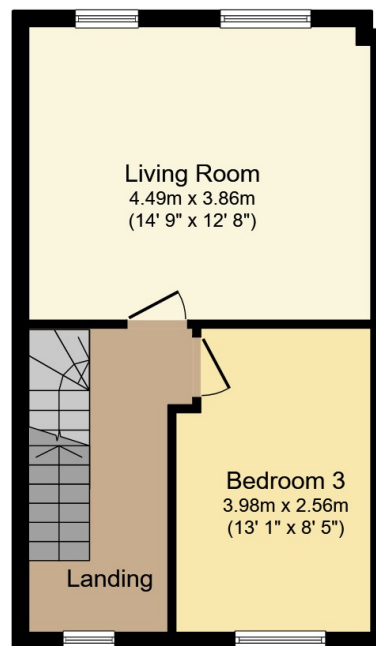




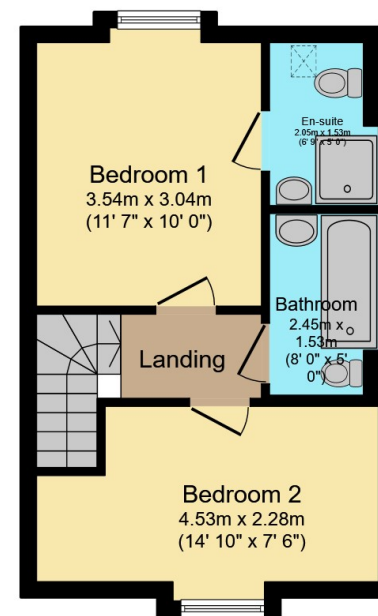




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.4 m<sup>2</sup> (1,113 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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2A The Broadway Plymstock  
PLYMOUTH PL9 7AW

EPC Rating: B

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLK307354](http://connells.co.uk/Property/PLK307354)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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