



LANG TOWN
& COUNTRY
SALES

46 Orion Drive, Sherford, Plymouth, Devon, PL9 8XD

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Shared Ownership £88,750

A beautifully presented three-bedroom end terrace town house, ideally positioned in the heart of Sherford, offering an excellent opportunity to purchase through shared ownership.

This attractive property enjoys a central location and a pleasant setting, making it perfect for modern family living. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the well-proportioned accommodation throughout. The ground floor features a versatile study, a convenient W.C., and a light and airy kitchen/diner, thoughtfully designed with a range of wall and base units and integrated appliances, including a 50/50 fridge/freezer, fitted washing machine, oven, and gas hob. There is ample space for dining, and direct access leads out to the enclosed rear garden, seamlessly blending indoor and outdoor living.

To the first floor, you will find a bright and inviting lounge, providing an ideal space for relaxation and entertaining, alongside a well-proportioned bedroom and a contemporary family bathroom, complete with W.C., wash hand basin, and bath with shower over.

The top floor hosts the remaining accommodation, comprising the main bedroom which benefits from a stylish dressing area and a modern ensuite shower room, as well as a further bedroom.

Externally, the home continues to impress with an enclosed rear garden, mainly laid to lawn with a patio seating area—perfect for outdoor dining and relaxation. A garage is also available, providing additional storage or parking.

This is a fantastic opportunity to acquire a spacious and well-appointed home in a sought-after location, ideal for first-time buyers and growing families alike.

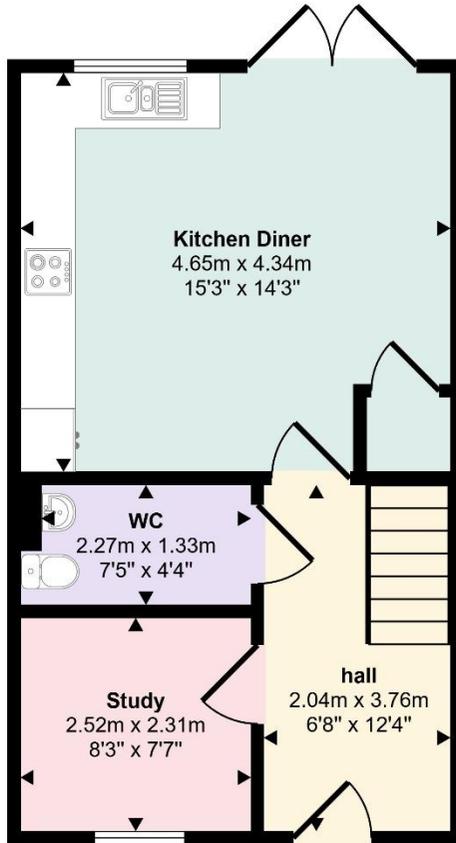
AGENT NOTE: This property is advertised as shared ownership and is currently marketed at 25% share of the full market price of £355,000. This property is available to purchase anywhere from 10% to 80% of the market value. We understand that the lease is 999 years and the annual rent is calculated as 2.75% of the remaining share of the full market value. There is an additional monthly cost of around £40.17 to cover management fees and building insurance.



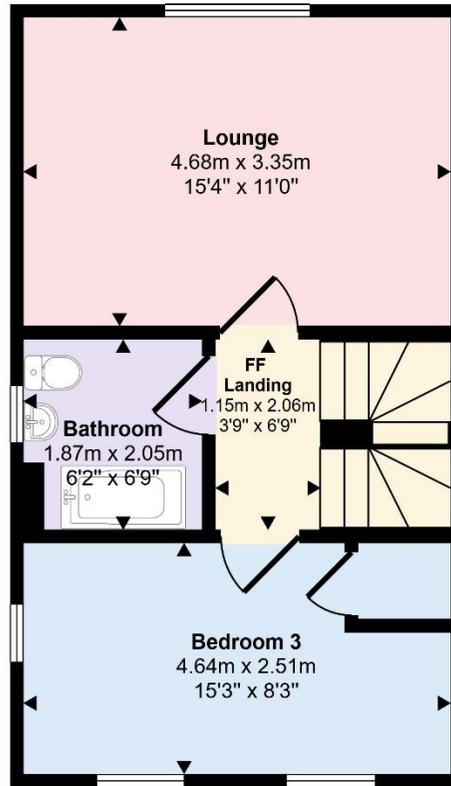
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



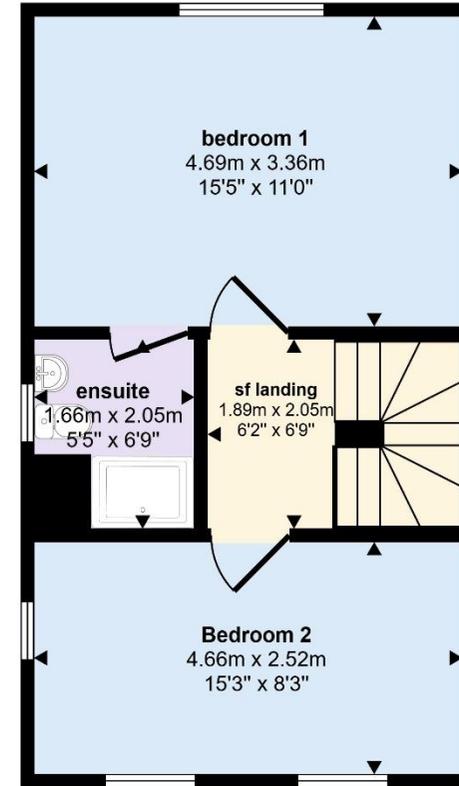
Approx Gross Internal Area
115 sq m / 1243 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 38 sq m / 412 sq ft



Second Floor
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.