

72 HERCULES ROAD SHERFORD



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**72 Hercules Road | Sherford | Plymouth |
Devon | PL9 8FA**

A beautifully presented three-storey townhouse with four bedrooms, two en-suite shower rooms, a south-facing landscaped garden, garage and parking, set in one of the South West's most exciting new communities.

Mileages

Plymouth (shops / restaurants) - 4.3 miles, A38 - 2 miles, Exeter - 41.3 miles, Elburton Inn - 1.2 miles, Wembury Beach - 4.9 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Dining / Family room, W/C, Storage Cupboard

First Floor

Two Bedrooms, Family Bathroom, Sitting Room / Bedroom

Second Floor

Two Bedrooms Both With Ensuites

Outside

Garden, Garage, Parking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



The House

Set over three floors, this is a house that works brilliantly for modern life, easy to live in day to day, with the flexibility for family living, guests and working from home. Built in 2017, it sits within an elegant terrace with a more classical feel than many newer homes, with tall sash-style windows, subtle stone effect detailing and wrought-iron Juliet balconies that give the frontage real presence and a sense of character.

The kitchen sits at the heart of daily life, finished with attractive contemporary cabinetry, warm timber worktops and crisp white herringbone tiling. There's space to pull up a chair with a coffee, and plenty of work surface for anyone who genuinely enjoys cooking. To the rear, the dining/family room is bright and welcoming, with French doors opening straight onto the garden ideal for summer lunches, evening drinks, and an easy connection between inside and out. A ground floor cloakroom completes this level of accommodation.

A real highlight is the generous first-floor room that spans the full width of the house, lit by two windows with countryside views. Many owners use this as a sitting room, while others prefer it as an additional bedroom or a dedicated home office - an incredibly useful space that can adapt as needs change. There are also two spacious bedrooms and a modern family bathroom on this level.

Across the upper floors, the additional bedroom accommodation is well balanced, with two en-suite shower rooms bringing everyday practicality, especially for guests or older children. The principal bedroom also enjoys a range of fitted storage.

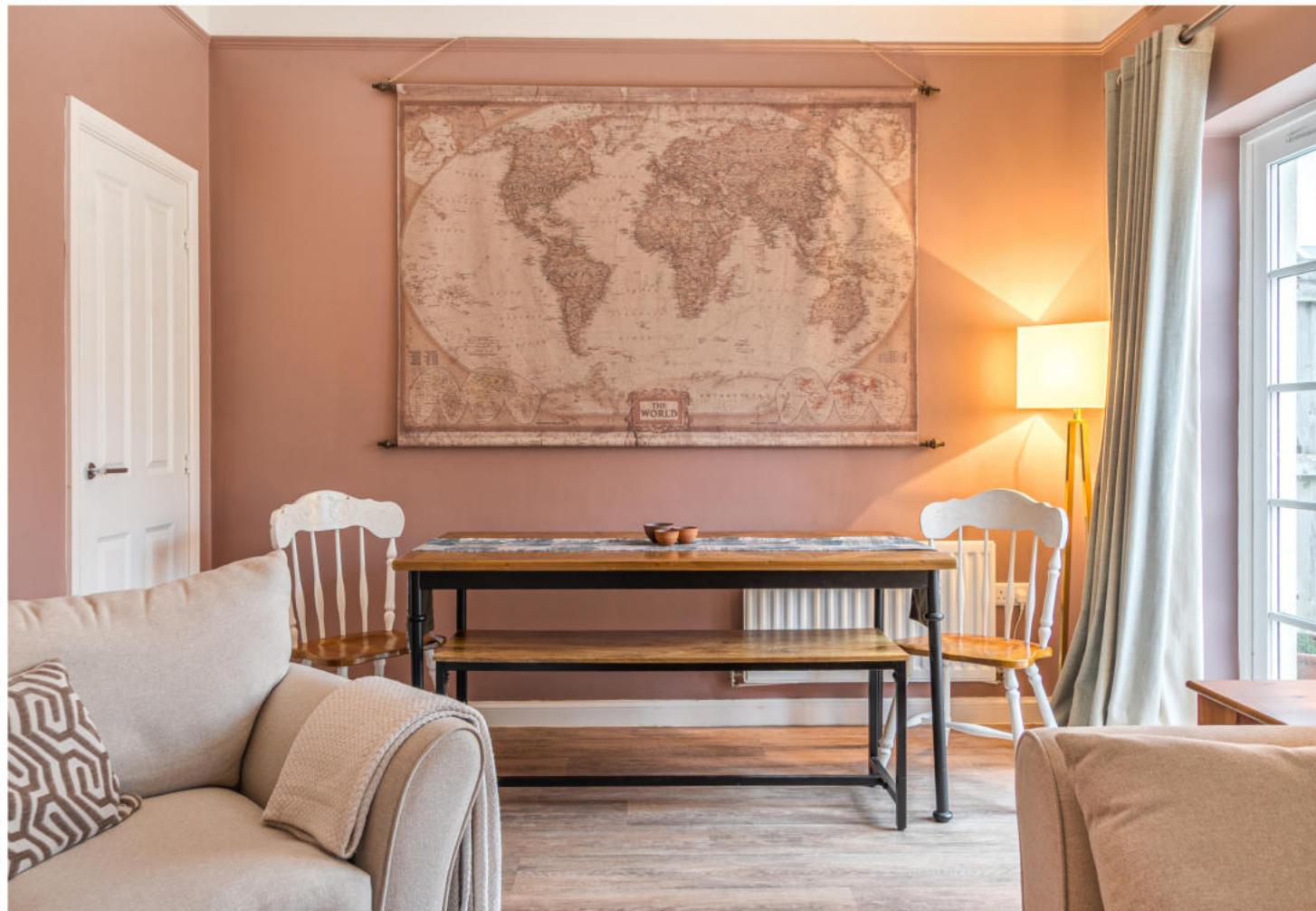
Outside

The rear garden is south facing and has been landscaped with real day-to-day use in mind. A generous paved terrace creates a natural outdoor room for dining and entertaining, while a neat lawn offers space for play and planting. Raised beds soften the edges and add structure without demanding constant upkeep.

The house is approached from the pavement through a neat, low walled frontage with traditional iron railings and a simple gate, creating a pleasing sense of separation from the street. A clipped evergreen hedge softens the boundary, while the front door sits beneath a deep canopy porch with classic moulded detailing and a lantern light, an inviting arrival that hints at the home's character before you even step inside.

The property benefits from off-road parking and a garage, providing valuable storage as well as practical parking.





Location

Sherford is a thoughtfully planned new community positioned on the edge of Plymouth, ideally placed for access to the city, the coastline and the wider South West. It's been designed with a strong emphasis on a walkable layout and green space.

A key part of Sherford's appeal is how much is already established. Green spaces and play areas are woven in and there's a growing selection of recreation and sports provision, including facilities at the Sherford Sports Hub. Community life is also further supported by the community hub located beside Sherford Vale School.

For commuters, the A38 is within easy reach, giving excellent links across Devon and into Cornwall. Public transport is also well established, with Sherford connected by several bus routes providing regular services to Plymouth city centre and wider destinations.

Mainline rail services run from Plymouth railway station, including direct trains to London Paddington, while Exeter International Airport offers domestic and international travel options.





Property Details

Services: Mains water, electricity and drainage. : Mega Flow gas central heating/hot water

EPC Rating: Current: B - 86, Potential: A - 111, Rating: B

Council Tax: Band E

Tenure: Freehold

Authority: Plymouth City Council, Ballard House, W Hoe Rd, Plymouth, Devon, PL1 3BJ,
Tel: 01752 668000

Management Company: The development is managed by a management company; full details and any associated costs should be verified by your solicitor, but we understand from the sellers they were in the region of £300 p.a in 2025.

Agents Note: Garage is a leasehold - further information will be available through conveyancing process from sellers solicitor.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs.

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Following the A38 towards Plymouth, turn off at Deep Lane, Plympton. At the traffic lights turn left and follow the road onto Main Street and then onto Hercules Road. After around 2 miles you will find 72 Hercules Road on your left, turn left onto Pegasus Place to find parking.

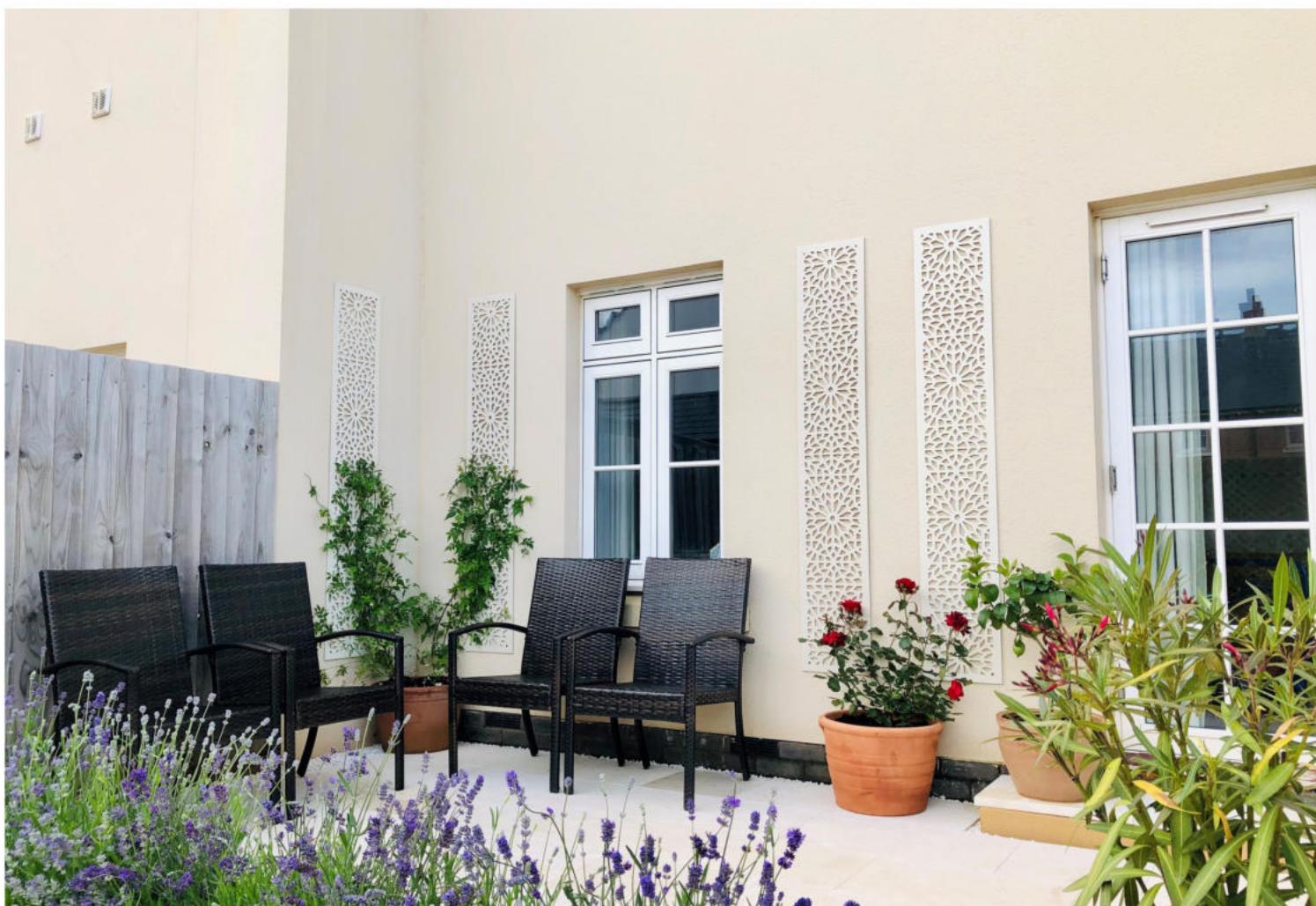
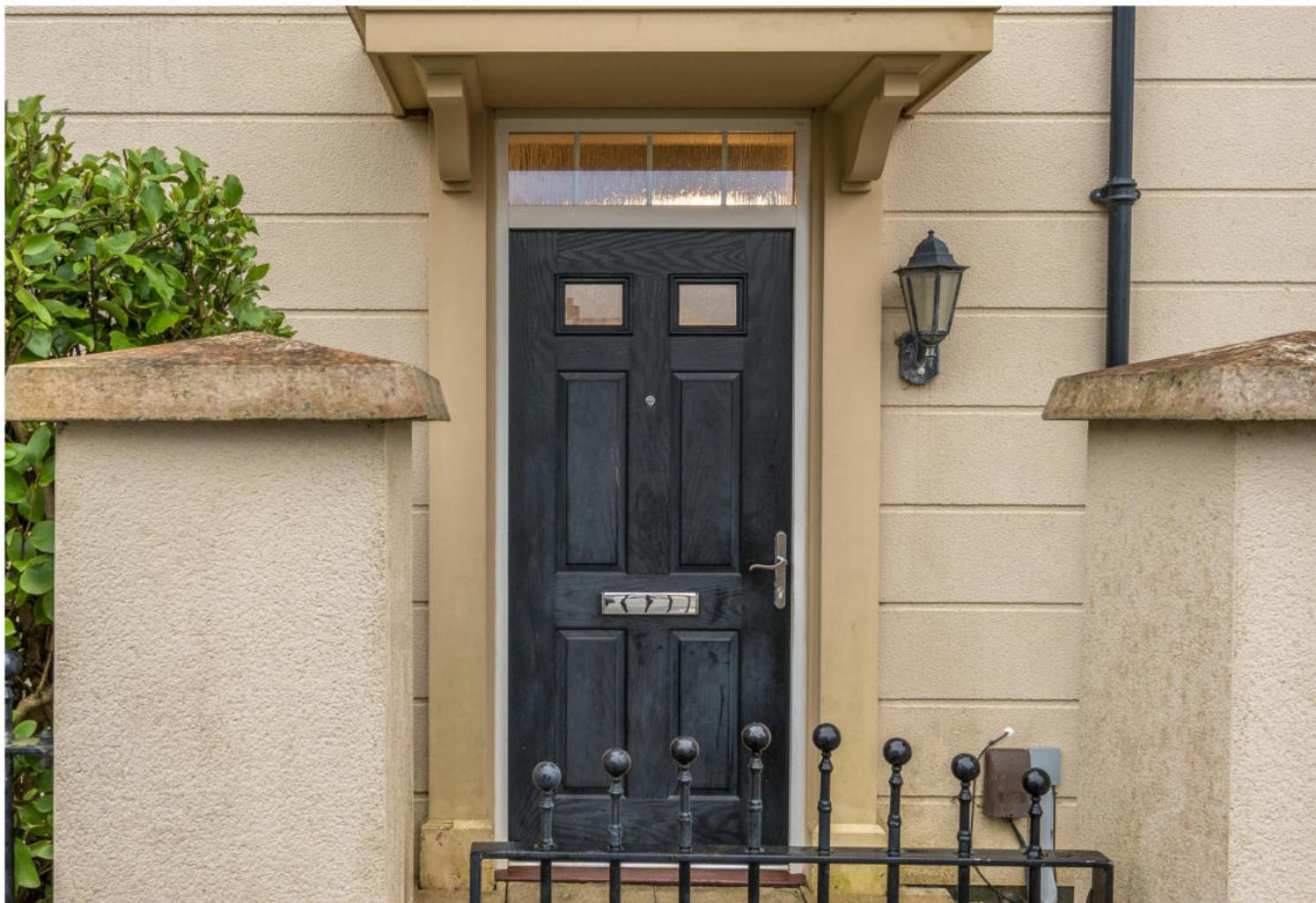
From the A379 going towards Plymouth, go straight over the roundabout, passing the Elburton Inn pub on your right. At the traffic lights turn right onto Haye Road and at the next traffic lights turn right again onto Hercules Road. Follow the road for 0.5 miles and you will find 72 Hercules on your right. Just before is Pegasus Place where you can park.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features:

- Elegant three-storey townhouse (2017) with flexible living for families, guests and home working
- Attractive classical-style terrace with sash-style windows, Juliet balconies and canopy porch
- Central kitchen with modern cabinetry, timber worktops and herringbone tiling
- Rear dining/family room with French doors to the garden
- Large first-floor versatile room with countryside views, plus two bedrooms and family bathroom
- Upper floors include principal bedroom with storage and two en-suite shower rooms
- South-facing landscaped garden with terrace and lawn; off-road parking and garage
- Established Sherford location with green spaces and excellent transport links



Floor Plans

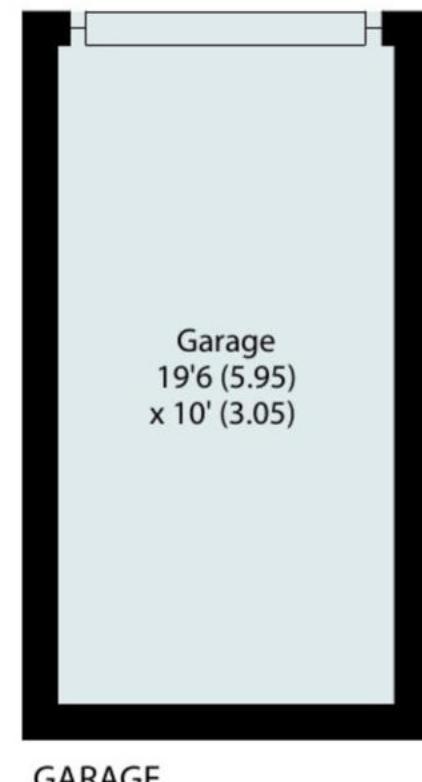
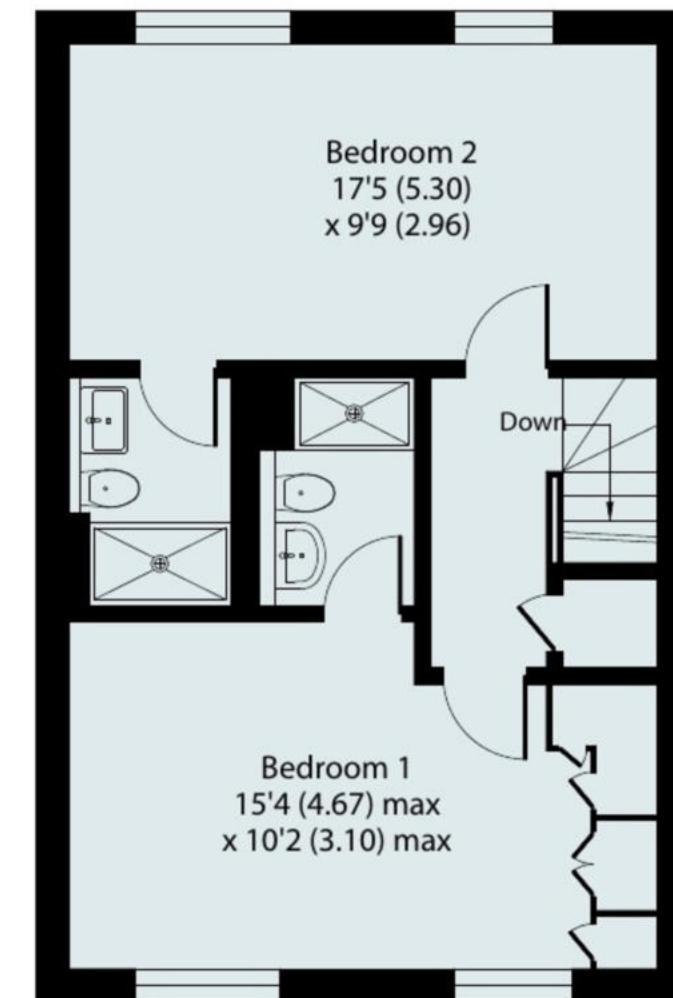
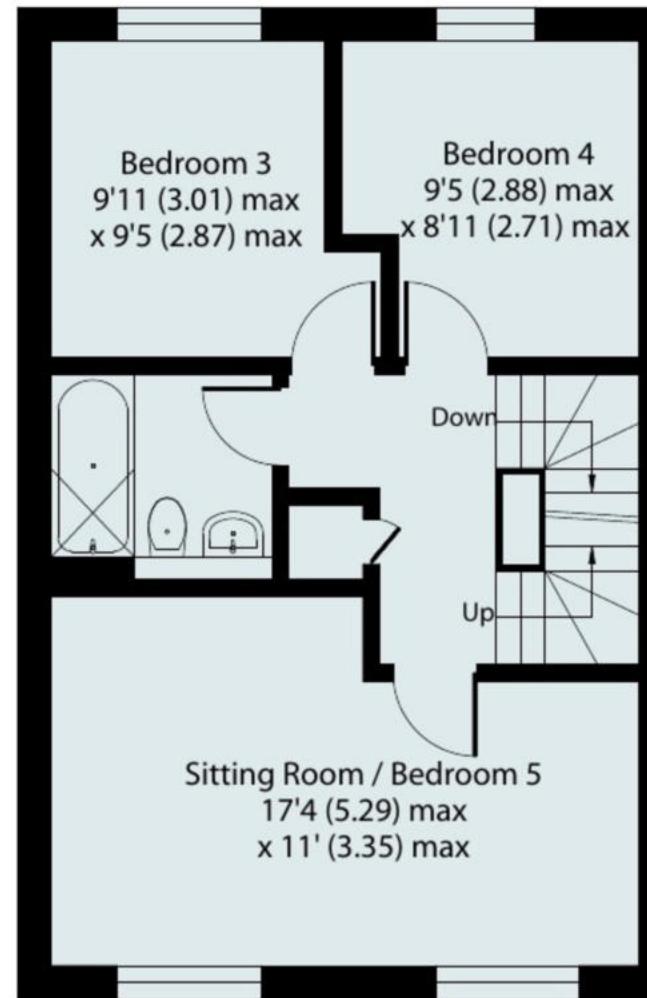
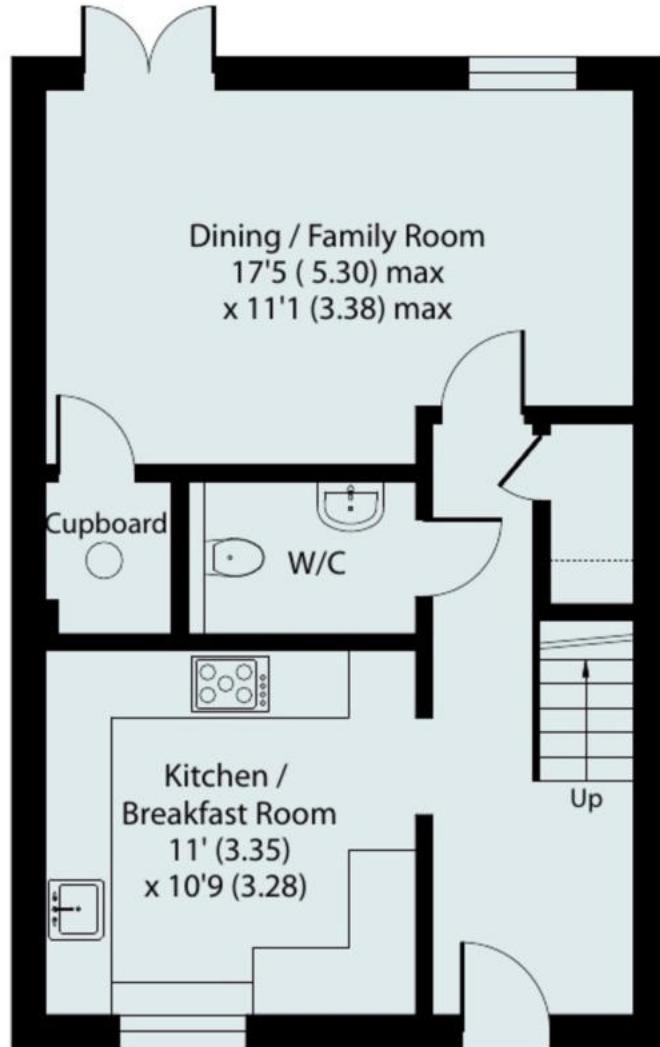


Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1406886

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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