Cross Keys Estates

Opening doors to your future

38 Taurus Street

Plymouth, PL9 8GD

Guide Price £330,000 Freehold

38 Taurus Street, Plymouth, PL9 8GD

Guide Price £330,000 Freehold

** Guide Price £330,000 to £340,000 **
Cross Keys Estates is thrilled to present this stunning semi-detached family home located on Taurus Street in the desirable area of Sherford. This newly built property offers a perfect blend of modern living and traditional charm, making it an ideal choice for families seeking comfort and convenience. Upon entering, you are welcomed by a spacious entrance hallway that leads to a fully fitted kitchen/breakfast room, perfect for family meals and entertaining guests. The large, light, and airy sitting/dining room provides a wonderful space for relaxation and social gatherings. Additionally, the ground floor features a generously sized disability-friendly cloakroom, ensuring accessibility for all. As you ascend to the first floor, you will find three well-proportioned bedrooms. The primary bedroom boasts its own ensuite shower room, providing a private retreat for the homeowners. A family bathroom completes this level, offering

- Superb Modern Semi Detached Residence
- Immaculately Presented Throughout
- Large, Light & Airey Sitting/Dining Room
- Primary Bedroom With Ensuite Shower Room
- Suitable For "Green" Mortgage, EPC = B84
- Highly Sought After Sherford Location
- Entrance Hallway, Fitted Kitchen, Toilet
- Three Ample Sized Bedrooms, Bathroom
- Generous Size Gardens, Separate Garage
- Early Viewing Is Highly Recommended

Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth
Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.
The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.
There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.
Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Sherford
With its proximity to essential facilities and excellent commuter connections, Sherford is a perfect choice with its own school and country park and additional amenities planned for the near future. It's just minutes from the A38, providing routes to Cornwall and Exeter. This new town, located on the outskirts of Plymouth, moments from the stunning South Devon coastline. With beautiful green open spaces to explore and the stunning Country Park close by, it's perfect for outdoor living—where wildlife and modern living coexist. Surrounded by thoughtfully landscaped green spaces, these energy efficient homes feature premium fixtures and smart technology, helping reduce costs while enjoying a sustainable lifestyle beyond older properties
Development on the site was originally due to start in 2007, and its first 300 dwellings were to be built in 2009. In August 2015, the construction of the new town started on the first 700 homes after South Hams council accepted a new planning application in December 2011 formal planning permission was granted on 12 November 2013.
A new swimming pool will also be built in the town, which will be the closest pool to the residents of Plymstock It will include three primary schools, one secondary school, a library, a youth centre, a health centre and a new town centre with retail. The first of the primary schools, Sherford Vale Primary School, opened in September 2018.

More Property Information
The property is complemented by a small decorative frontage and a generously sized, level, enclosed rear garden, ideal for outdoor activities and family gatherings. The garden leads to a separate garage and parking facility, accommodating up to two vehicles, which is a valuable asset in this growing community.
This modern family home is situated in a vibrant new town community, making it a fantastic opportunity for those looking to settle in a welcoming environment. Do not miss your chance to view this exceptional property; it truly is a gem in Sherford.

Entrance Hallway

Kitchen/Breakfast Room
10'3" x 9'6" (3.12m x 2.90m)

Living Room
12'0" x 16'9" (3.66m x 5.10m)

Toilet

Landing

Primary Bedroom
12'0" x 9'4" (3.65m x 2.84m)

En-suite Shower Room

Bedroom 2
6'7" x 9'4" (2.00m x 2.84m)

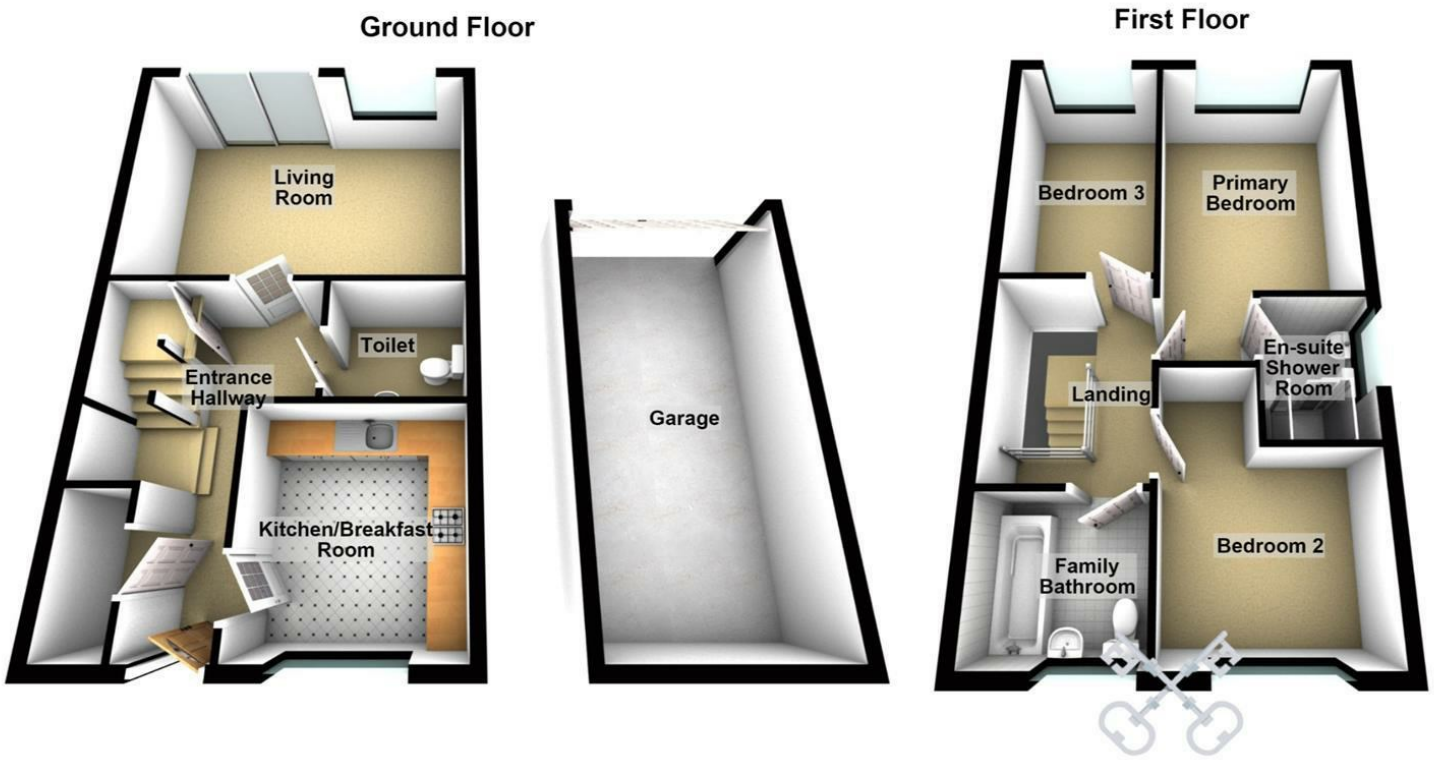
Bedroom 3
11'5" x 7'1" (3.47m x 2.16m)

Family Bathroom

Garage & Gardens
20'1" x 9'11" (6.13m x 3.03m)

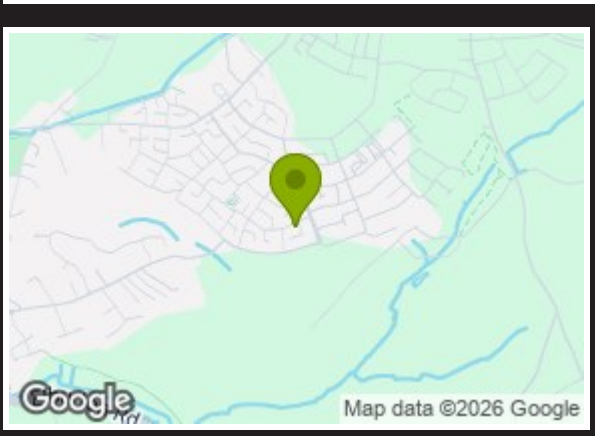
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

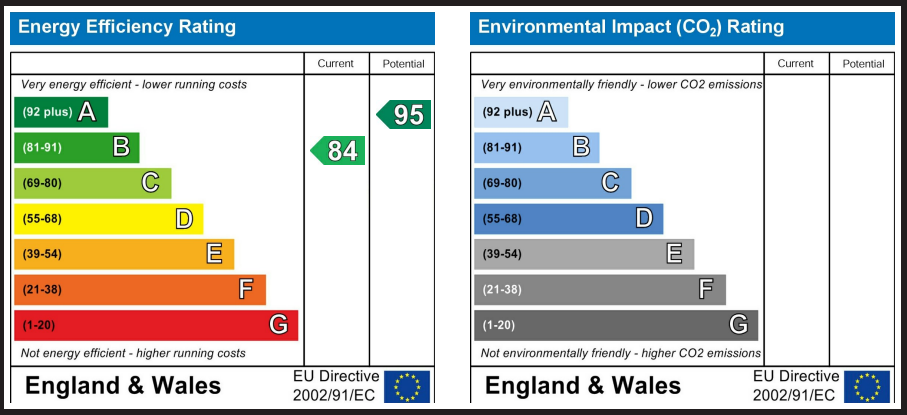
Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



Cross Keys Estates

Residential Sales & Lettings





VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman

naea | propertymark PROTECTED

arla | propertymark PROTECTED

Council Tax Band C

Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net