



LANG TOWN  
& COUNTRY  
SALES

18 Thistle Road, Sherford, Plymouth, Devon, PL9 8XD



# Shared Ownership £88,750

A beautifully presented three-bedroom detached home, 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. The ground floor features a bright and inviting dual-aspect lounge, providing an ideal space for relaxation and entertaining. The light and airy kitchen/diner is a real highlight of the home, thoughtfully designed with a range of wall and base units and integrated appliances, including a 50/50 fridge/freezer, 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. Additional practicality is offered by a separate utility area with fitted washer/dryer and extra storage, there is also a convenient ground floor W.C.

Upstairs, the property offers three well-proportioned bedrooms, comprising two doubles and a single room, ideal for families, guests, or home working. The main bedroom benefits from a stylish dressing area and a modern ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, complete with W.C., wash hand basin, and bath with shower over.

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.

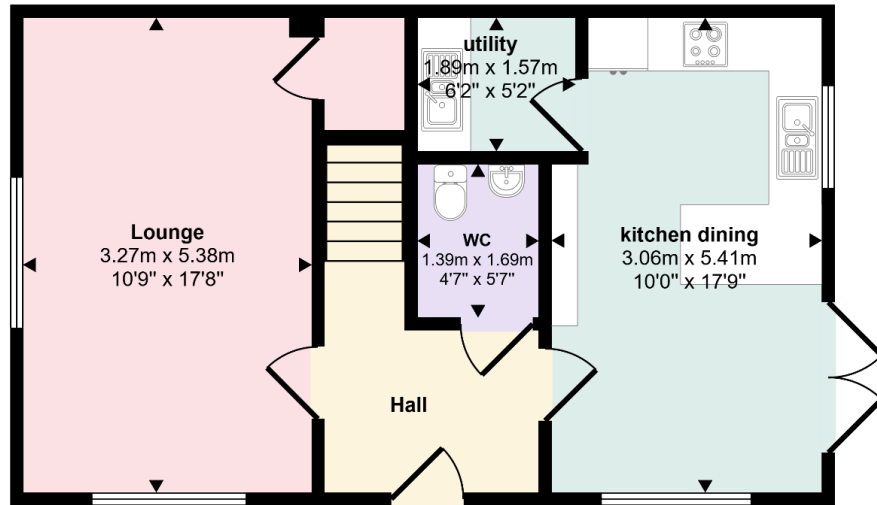
**AGENT NOTE:** This property is advertised as shared ownership and is currently marketed at 25% share of the full market price of £355,000. This property is available to purchase anywhere from 10% to 80% of the market value. We understand that the lease is 999 years and the annual rent is calculated 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**.

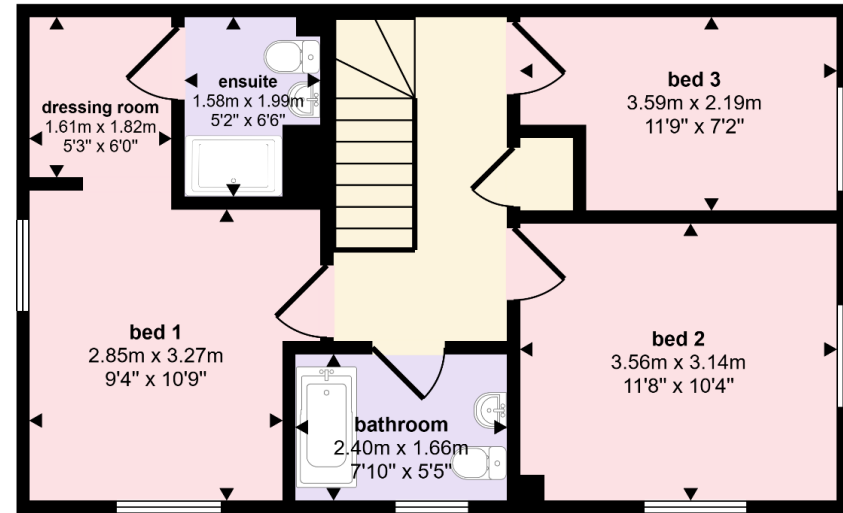




Approx Gross Internal Area  
99 sq m / 1067 sq ft



Ground Floor  
Approx 49 sq m / 529 sq ft



First Floor  
Approx 50 sq m / 539 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.

Lang Town & Country  
6 The Broadway  
Plymstock  
Plymouth  
PL9 7AU  
Tel: 01752 456000  
Email: [plymstockoffice@langtownandcountry.com](mailto:plymstockoffice@langtownandcountry.com)

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