



LANG TOWN  
& COUNTRY

3 Pegasus Place, Sherford, Plymouth, Devon, PL9 8FB



# Price £210,000



This immaculately presented detached coach house is situated in the popular new town of Sherford. The property benefits from having a garage with a storage cupboard and one allocated parking space.

As you enter, stairs lead you up to the landing which gives access to all the rooms. This delightful property was the original show home.

The property comprises; open plan kitchen and lounge/diner with windows facing to the front. The modern kitchen has integral appliances such as a fridge/freezer, dishwasher and washer/dryer as well as an oven and hob.

The two bedrooms are good size double rooms and the bathroom offers a shower over the bath, WC and wash hand basin.

Sherford is a new community in the heart of Devon. The town will be the perfect mix of traditional Georgian style architecture, paired with contemporary design and is set to become one of the most thriving market towns in the region. Sherford is designed to be self-sustainable and so will offer a variety of community facilities which shall include a health centre, town hall and sports centre. The first of the schools, Sherford Vale Primary School is already open. Located in one of the country's most picturesque locations which is renowned for beautiful country landscapes and coastlines, it is ideal for residents seeking a quieter country lifestyle with easy links to the city.

To fully appreciate how well kept this property is we would highly recommend a viewing.

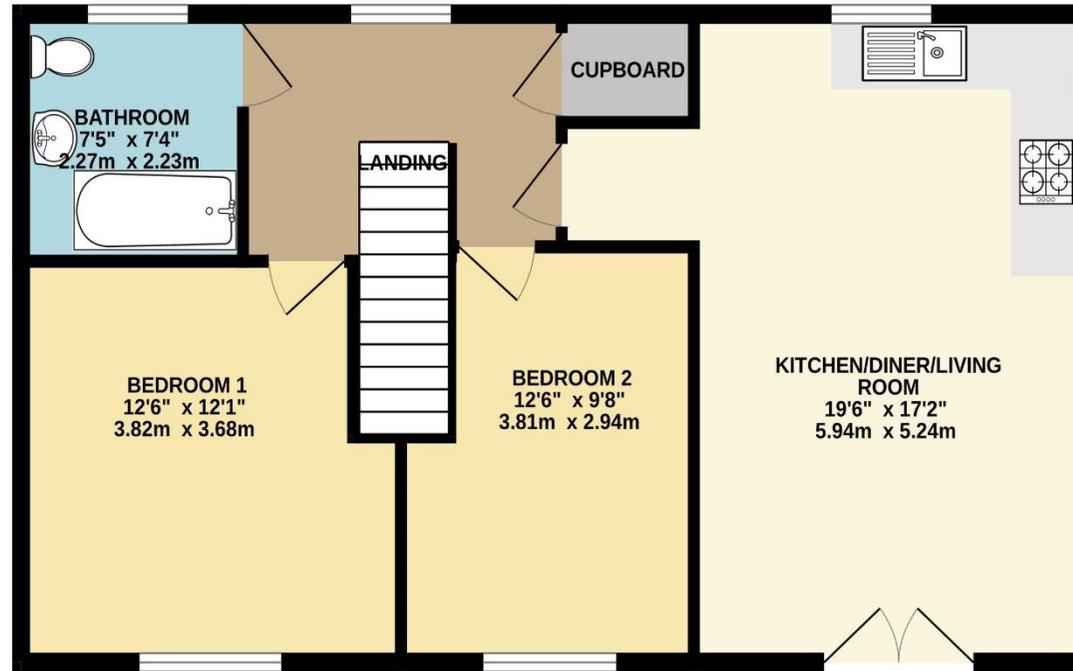
**AGENTS NOTE** The development is run by a management company with a service charge of £224.12 per year from January 2024, the details of which should be confirmed by your solicitor.



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

[www.langtownandcountry.com](http://www.langtownandcountry.com)





TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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