



90 Hercules Road, Sherford, Plymouth, Devon, PL9 8FA



**Price £365,000**



Situated in the popular development of Sherford is this stunning three-story modern townhouse which offers a perfect blend of style and functionality and features four spacious bedrooms. The property is perfectly positioned for any prospective purchaser to take advantage of the facilities that are a stone throw away including, play park, sports facilities and the green spaces that remain.

This stunning three-story modern townhouse four spacious bedrooms, including two with ensuite shower rooms for added convenience. The contemporary family bathroom caters to the needs of the household and a cloakroom, while the bright and airy lounge seamlessly connects to a newly landscaped south facing garden, creating an inviting outdoor retreat. The sleek, modern kitchen is designed for both everyday living and entertaining, and the property includes parking as well as a garage for extra storage. With its thoughtful layout and stylish finishes, this home is ideal for contemporary family life.



Sherford is situated between Plymouth and the South Hams, ideally located in the county of Devon. The A38 is known as the Devon Expressway, is only minutes away and provides easy links to the larger cities of Plymouth and Exeter as well as the neighbouring county of Cornwall. Plymouth Railway Station is just 15 minutes away and provides access to all major cities including a direct train to London Paddington. For air travel, Exeter International Airport is under an hour away.

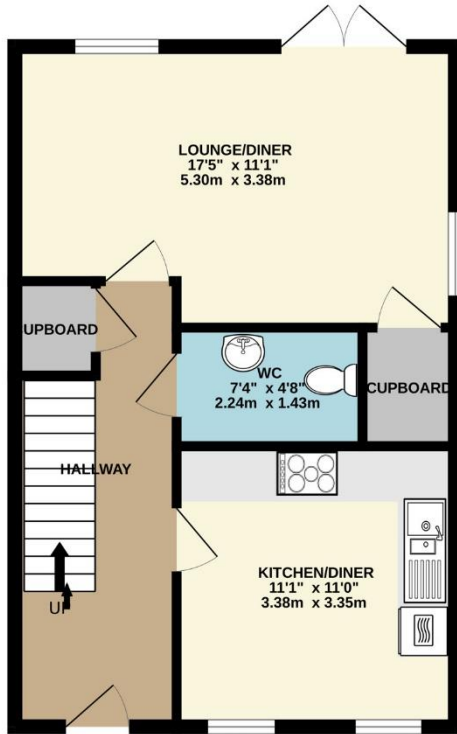
This beautifully presented property should be viewed at the earliest opportunity, it offers versatile living in a great location and has a remainder of an NHBC warranty.

The development is run by a management company the details of which should be confirmed by your solicitor.

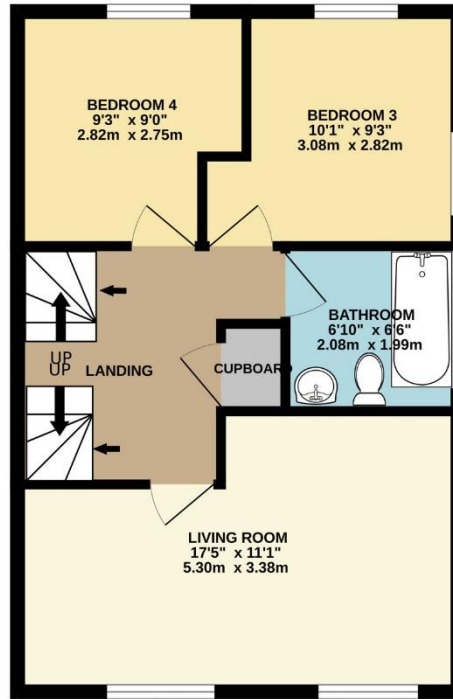
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



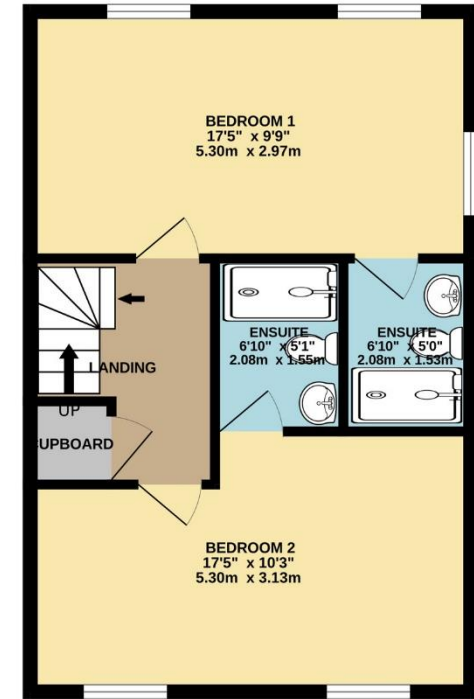
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



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

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

