



Asking Price £190,000

Located in the heart of Sherford, one of Plymouth's most sought-after and vibrant communities, this stylish two-bedroom coach house offers contemporary living across a well-planned layout. Built just five years ago, the property blends modern finishes with energy-efficient design, ideal for first-time buyers, downsizers, or investors. Privately positioned and accessed via its own entrance, the home opens into a bright hallway leading to a spacious open-plan living/kitchen/dining area. With dual aspect windows, this sociable space is filled with natural light and offers plenty of room for entertaining or relaxing. Two generous double bedrooms provide comfortable accommodation, both benefiting from similar generous proportions. A well-appointed bathroom with full-sized bath and modern fittings completes the internal layout. Externally, the property comes with an allocated off-road parking space directly in front. The home also benefits from double glazing and efficient heating, making it ready to move into with minimal effort. With its smart kerb appeal, low-maintenance frontage and convenient location, this is a rare opportunity to secure a coach house in the thriving Sherford development — a location known for its green spaces, community feel, and access to amenities.

Andromeda Grove, Plymstock, PL9 8GF

Accommodation Comprises

Living/Kitchen/Dining Area

4.80m x 5.08m (15`9" x 16`8")

Spacious open-plan layout with plenty of light from dual windows. Ample room for lounge, dining and kitchen zones. Modern units and integrated appliances (where fitted).

Bedroom 1

4.80m x 2.67m (15`9" x 8`9")

Large double bedroom with window to rear aspect. Comfortable proportions for wardrobes and additional furnishings.

Bedroom 2

4.80m x 2.58m (15`9" x 8`6")

Another well-sized double with window to front aspect. Ideal as guest room, office or second bedroom.

Bathroom

2.06m x 1.89m (6`9" x 6`3")

Modern white suite including panelled bath with shower, basin and WC. Tiled splashbacks and practical layout.

Hallway

Central connecting corridor with two front-facing windows and access to all rooms.

Area

Sherford is a thriving and thoughtfully planned new-town development on the edge of Plymstock, offering a perfect balance of community spirit, green open

spaces, and modern convenience. Just a short drive from both Plymouth city centre and the scenic South Hams coastline, Sherford has quickly become one of the area`s most desirable places to live. The development is designed to foster a village-style lifestyle with a modern twist, featuring tree-lined streets, local shops, a primary school, and recreational spaces, all within walking distance.

Residents benefit from excellent transport links, with quick access to the A38 Devon Expressway for commuting across Devon and Cornwall, as well as regular public transport into the city. Sherford also lies close to a range of major supermarkets, local health centres, and schools in nearby Plymstock. For those who enjoy an active lifestyle or nature, the area is surrounded by countryside walking routes, and the stunning beaches of Wembury and Bovisand are only a short drive away.

Sherford`s appeal continues to grow thanks to its eco-conscious planning, quality housing, and strong sense of community. Whether you`re a first-time buyer, a family, or looking for a peaceful yet connected place to live, Sherford offers a unique lifestyle opportunity in one of Plymouth`s most forward-looking neighbourhoods.

Viewing Arrangements

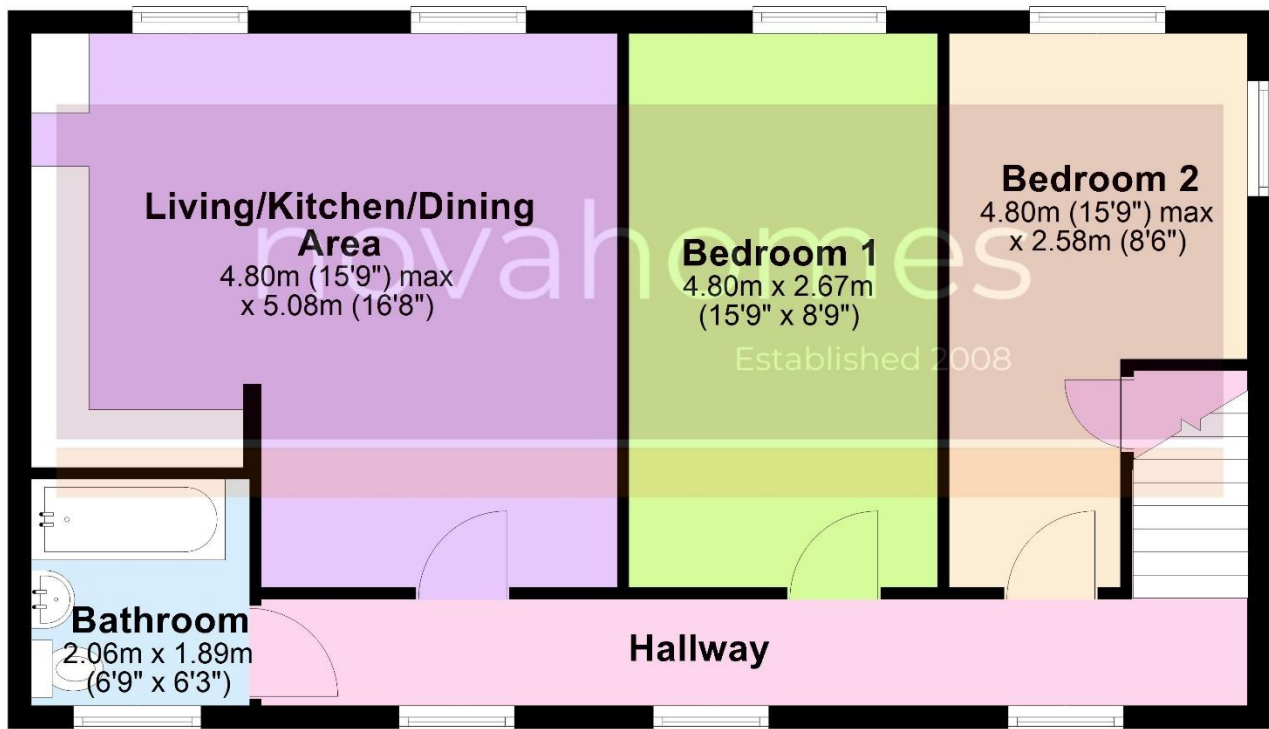
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.








Ground Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | 94 |
| (81-91) B | | | |
| (69-80) C | | 81 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

