

Cross Keys Estates

Opening doors to your future



44 Tappers Lane
Plymouth, PL8 2PL
Guide Price £400,000 Freehold



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** Guide Price £400,000 to £425,000 **

Cross Keys Estates are delighted to offer for sale this beautiful, nearly-new build family detached house in the rural village location of Yealmpton. Nestled in the green fields of the South Hams with fabulous views over rolling countryside and farm land, this idyllic country house offers first class accommodation comprising entrance hall with ground floor cloakroom, light and airy sitting room, contemporary bright fitted kitchen / dining room and a brilliant addition of a garden room / home office / yoga gym. On the first floor you will find the family bathroom and four really good sized bedrooms with the principle having its own lovely en-suite shower room. There are decorative gardens to the front, side and rear of the property with the south facing rear garden having a paved terrace for low maintenance and outdoor entertaining. There is also a generous sized garage with driveway for two vehicles. As you would

- Stunning Detached Family Home
- Sitting Room, Fitted Kitchen/Dining Room
- Ensuite Shower Room, Family Bathroom
- South Facing Garden, Garage, Driveway
- Fabulous Rolling Countryside Views
- Fantastic Rural Location, Local Amenities
- Four Generous Sized Bedrooms
- Garden Room/Home Office/Yoga Gym
- Available With No Onward Chain
- Early Viewing Advised, EPC = B84



Cross Keys Estates

As one of Plymouth's 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.

The South Hams

South Hams is a local government district on the south coast of Devon, England. Its council is based in the town of Totnes, although the largest town is Ivybridge. The district also contains the towns of Dartmouth, Kingsbridge and Salcombe and numerous villages and surrounding rural areas.

Much of the district's landscape is recognised for its natural beauty; the north of the district includes part of Dartmoor National Park, the district's coastline and adjoining areas form most of the South Devon Area of Outstanding Natural Beauty, and part of the west of the district lies within the Tamar Valley AONB. The district's coast includes the promontories of Start Point and Bolt Head.

With a strong rural and maritime heritage, the South Hams is noted for its beautiful landscape, quality local food, culture and scenic beaches. The South Hams is a region of rural and coastal Devon much of which is designated as an Area of Outstanding Natural Beauty, stretching as far as the edges of Dartmoor National Park and featuring one of the most beautiful stretches of coastline in the UK which spans between Torbay and Plymouth.

If you love the outdoors, you'll love the South Hams. It's a wonderful outdoor environment, with rivers, moor land, coasts and the sea offering visitors a range of activities including canoeing, walking and sailing. Heritage fans will love local attractions such as Totnes Castle and the South Devon Railway. Throughout the year towns and villages across the South Hams play host to a range of arts and food festivals, keeping culture-vultures happy whatever the seasons. For the nautically inclined the coast has a big tradition of sailing regattas and arts events.

The West Country is one of the most important producers of food and drink in the UK, noted for its quality and traditional methods. Here you'll be treated to some of the best fine dining using locally made produce. For seafood, towns such as Dartmouth and Salcombe boast award-winning restaurants, while inland gastro pubs serve excellent home cooked fare. The South Hams has many wonderful towns and villages waiting to be explored.

Yealmpton

Yealmpton, a quaint village situated in the South Hams district of Devon, exudes a captivating charm that seamlessly blends history, natural beauty, and a sense of community. Nestled along the banks of the River Yealm, this picturesque locale boasts a rich tapestry of rural landscapes, historic architecture, and a warm, welcoming atmosphere. Yealmpton boasts a fascinating history that dates back centuries. Yealmpton is also home to a 400-year-old stone cottage, where it is said a version of the famous rhyme 'Old Mother Hubbard' was written!

The heart of Yealmpton is marked by its historic square, a delightful focal point surrounded by charming cottages and local businesses. The village exudes a timeless quality, with its narrow winding lanes and well-preserved buildings reflecting centuries of history.

Surrounded by rolling hills and verdant countryside, Yealmpton offers a haven for outdoor enthusiasts. The picturesque River Yealm meanders through the landscape, providing opportunities for peaceful walks along its banks. Explore the tranquil beauty of the river on a leisurely boat trip or kayak excursion, taking in the stunning views of the surrounding countryside. The surrounding farmland and woodlands also offer a tranquil setting for those seeking a retreat into nature.

Yealmpton is conveniently situated near plenty of great attractions and things to do, within a ten-mile radius is Cann Woods, several beaches including Wembury Beach and Mothecombe Beach, Dartmoor Zoo and several garden centres. It's also very close to Plymouth and all that the city has to offer. Yealmpton has its own agricultural show, recognised as one of the best one day shows in the region, thousands turned up to enjoy the best of what the Devon countryside has to offer.

Entrance Hallway

Toilet

Sitting Room

19'9" x 11'3" (6.03m x 3.42m)

Kitchen/Dining Room

19'9" x 11'8" (6.03m x 3.56m)

Utility Room

4'11" x 6'8" (1.51m x 2.04m)

Garden Room

Landing

Principle Bedroom

11'0" x 11'4" (3.36m x 3.46m)

En-suite Shower Room

Bedroom 2

9'10" x 11'8" (2.99m x 3.55m)

Bedroom 3

9'8" x 10'1" (2.94m x 3.08m)

Bedroom 4

8'5" x 9'1" (2.57m x 2.77m)

Family Bathroom

Gardens, Garage & Driveway

Countryside Views

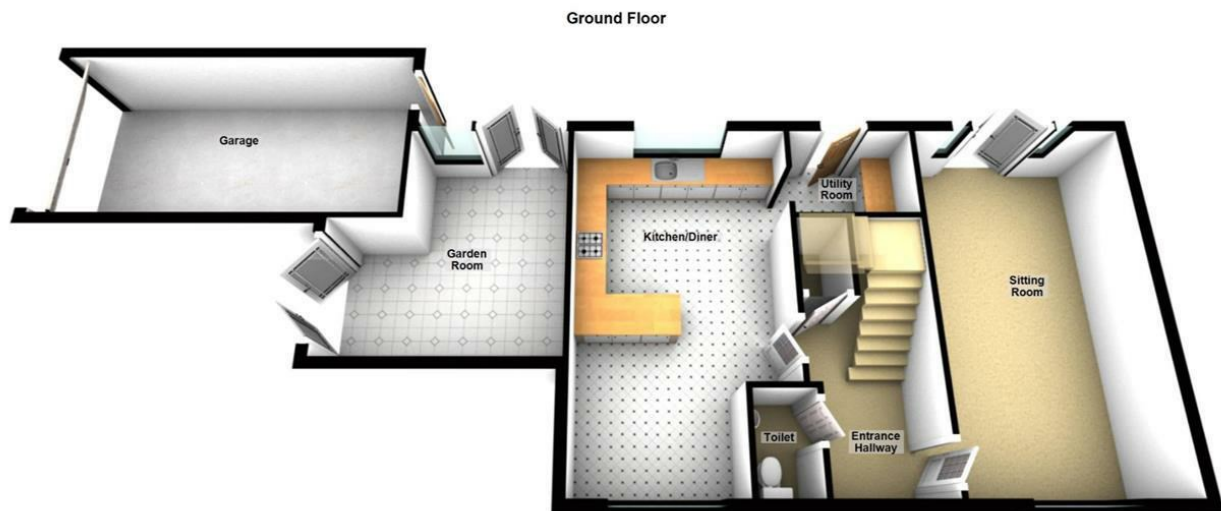
Lettings Department

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 Peter Nixon Financial Services, 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.millman@pn-fs.co.uk





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



Council Tax Band E



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