



Luscombe Maye
Estate Agents



57 Stray Park
Yealmpton, Devon
PL8 2HF

Guide Price £475,000 - £499,950

Guide Price £475,000 to £499,950 | Link detached family home | Popular location | Kitchen & separate utility | Adjoining sitting & dining rooms | 4 bedrooms | En-suite shower | Family bathroom & downstairs cloakroom | Fairly level rear garden | Potential for expansion (subject to consents) | EPC D62

- ****Potentially chain free****
- Link detached family home
- Kitchen & separate utility
- Adjoining sitting & dining rooms
- Downstairs cloakroom



Full Description

DESCRIPTION

This generously proportioned family home offers great potential and benefits from a fairly level lawned rear garden, gas central heating, uPVC double glazing, garage, driveway parking and front garden area. The kitchen has an adjoining utility room and the sitting and dining rooms, although currently separated by glazed doors, could be combined to make an extremely spacious open plan living room if desired. The home is extremely light with large picture windows and is located in the popular Stray Park area, close to delightful wooded walks and recreational park area.

SITUATION

Stray Park is a popular cul-de-sac in the thriving village of Yealmpton, built in the 1960/70s, consisting of detached homes and bungalows. The road lies in the Area of Outstanding Natural Beauty with the park and woodland/riverside walks at the end of the road. Yealmpton is ideally situated for commuting to Plymouth, the city centre being only seven miles away. Within the village there are health care facilities such as a GP health centre, dentist, optician and podiatrist, shops such as a Post Office, general store, Ben's Farm Shop, hairdressers, garage and filling station with Londis convenience store, café, two public houses and a Chinese restaurant/take away. Yealmpton Primary School is a short walk and the village is in catchment for Ivybridge Community College for which there is transport provided (both schools rated 'Good'). The village boasts an active community with a wide range of social and sporting clubs and societies.

Surrounded by the beautiful South Hams countryside, with many walks along the River Yealm and beyond, Yealmpton has a rural feel. The yachting haven of Newton Ferrers (mooring rights within Yealm Harbour for Yealmpton residents) is within a short drive, while many of the sandy coves and beaches of the beautiful South Devon coastline are within easy reach, as are golf courses and the Dartmoor National Park. Plymouth itself is an historic and vibrant waterside city, well provided

with colleges, grammar and public schools, a modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound and the Plymouth Life Centre.

ACCOMMODATION

uPVC half glazed entrance door into spacious Entrance Hallway with wood block flooring, open tread staircase to first floor. Door into garage and door into:-

Downstairs cloakroom fitted with low level WC, wash hand basin in vanity unit, tiled splashback and mirror above. Obscured glazed window overlooking the side elevation. Vinyl flooring.

From the hallway, door into Sitting Room. Extremely light and bright room. Natural stone fireplace with inset gas living flame fire, large picture window overlooking the rear garden with uPVC door to one side opening out to the rear elevation with large glazed side panel. Continuation of wood block flooring. Twin obscured glazed doors opening into the adjoining:-

Dining Room. Plenty of space for large table and chairs with pendant light fitting over, large picture window overlooking the rear elevation. Door to Hallway. Continuation of block wood flooring.

From the Hallway, door to:-
Kitchen. Fitted with base cupboards and drawer units with laminated roll edge worktop over, matching cupboards above,

stainless steel sink unit with mixer tap over, space and plumbing for dishwasher, space for under counter fridge and separate freezer, inset AEG cooker with 4 ring gas hob, oven and grill below, extractor hood over. Door into Utility Room with space and plumbing for washing machine and tumble dryer with worktop over, stainless steel sink unit with cupboards below and wall cupboards above to 2 walls. Continuation of the vinyl flooring. Door to front of property.

From the Hallway:-
Open tread staircase to first floor with window at the bottom of the stairs looking out to the front elevation as well as a large window above overlooking the landing. Spacious landing area with airing cupboard housing Worcester gas system boiler, hot water cylinder and slatted shelving.

Principal bedroom with large picture window overlooking the rear elevation, open way through to Dressing Area fitted with triple wardrobes to either side, door into En-suite Shower Room. Fitted with low level WC, pedestal wash hand basin with mirror and light above with part tiled walls, glazed shower cubicle with Mira shower over with tiled surrounds, vinyl flooring. There are three additional bedrooms, a generous single and a double bedroom with built-in wardrobe looking over the rear elevation and another double bedroom with built-in wardrobe overlooking the front elevation.

OUTSIDE

The property is approached via a Tarmacadam driveway leading to the single garage and pathway leading to the front entrance, to the side of this is a lawned section with mature shrub and flower borders. There is also a paved patio area which is enclosed by brick walls laid in a lattice effect partly covered with polycarbonate roof with access gate to the front driveway.

The rear garden is mainly laid to lawn with a planted rockery area at the front section with one or two small specimen trees at the back.

GARAGE

Metal up-and-over door. Generous size garage with space to park a car with an addition work/storage area to the rear.

Pedestrian door to the rear garden. Light and power connected.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

MANAGEMENT COMPANY

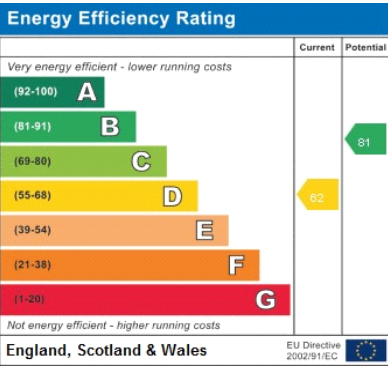
The Stray Park Management Company is owned and run by the residents of Stray Park and Church Way. It is responsible for the maintenance of the communal grounds. The house has 3 shares in the Stray Park Management company total cost £49.05 for 2022.

LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council. The property is in Band E.

VIEWINGS

Strictly by appointment with Luscombe Maye's Yealmpton Office. T: 01752 880044 E:yealmpton@luscombemaye.com



57 Stray Park, Yealmpton, PL8 2HF

Approximate Gross Internal Floor Area = 149.3 sq m / 1607 sq ft

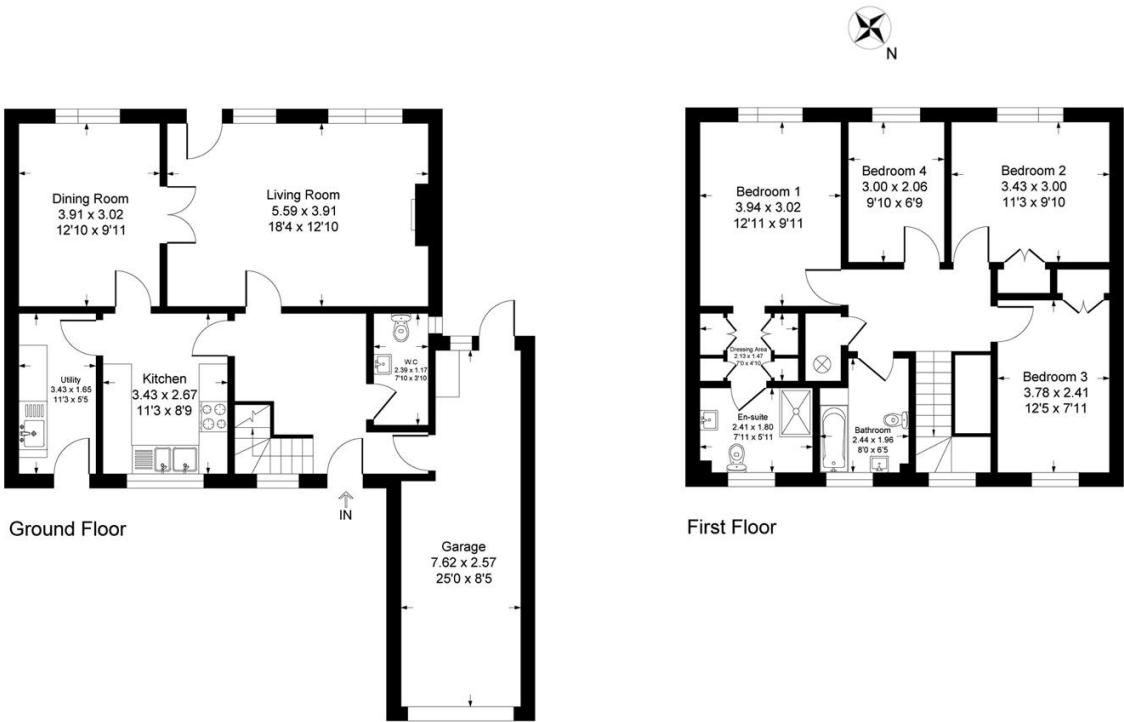


Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Yealmpton

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