



Luscombe Maye
Estate Agents



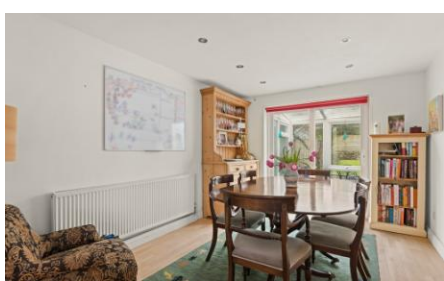
60 Stray Park

Yealmpton, Devon, PL8 2HF

Price £500,000 - £550,000

Superb 4/5 bedroom home | Occupying a popular end of cul-de-sac | Gardens backing on to a woodland environment | A very special home with delightful front and rear gardens | Set in a convenient village location | Viewing highly advised | EPC C75 |

- Spacious 4 bedroom (with 5th occasional bedroom/study family home)
- Two receptions plus conservatory & utility/store
- High specification kitchen and internal fittings
- Quality range of solid wood beech and oak flooring



Full Description

DESCRIPTION

Set within a popular cul-de-sac village location, this superb spacious four bedroom family home, (with 5th occasional bedroom/study), is set on a level plot which backs on to a woodland environment. The well presented accommodation has recently been decorated by its current owners and the home will be available effectively chain free from August 2022 and there will be no onward dependant sale. There are many luxury features including high specification fitted kitchen, with composite worktops and centre island feature, quality doors and fittings, modern family bathroom, cloakroom/WC and en-suite facility. Range of wooden beech and oak floorings. Gas Central heating and double glazing.

SITUATION

Yealmpton is ideally situated for commuting to Plymouth, the city centre being only 7 miles away. Within the village there are health care facilities such as a GP Health Centre, Dentist, Optician and shops such as a Post Office, General Store, Hairdressers, Garage and Filling Station, Café, two Public Houses and a Chinese Restaurant / Take Away. Yealmpton Primary school is rated 'Good with Outstanding Features' and secondary schooling is at the 'Outstanding' Ivybridge Community College for which there is transport provided. The village boasts an active community with a wide range of social and sporting clubs and societies.

The village is surrounded by the beautiful South Hams countryside, with many walks along the River Yealm and beyond. The yachting haven of Newton Ferrers 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, cafes, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound and the Plymouth Life Centre.

ACCOMMODATION

The home offers spacious accommodation with many storage opportunities and briefly comprises reception hallway, downstairs cloakroom/WC, kitchen opening to dining room and conservatory, useful utility with downstairs study/occasional bedroom (5). On the first floor can be found four principle bedrooms with master en-suite and a family bathroom.

Externally, the property has its own driveway which leads to an integrated garage with side front garden and private al fresco area. The rear garden has been landscaped and is laid mostly to lawn with various borders and access to the woodland environment at the rear.

A viewing is highly advised to appreciate the modifications that have been incorporated by the current owner.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

STRAY PARK MANAGEMENT COMPANY

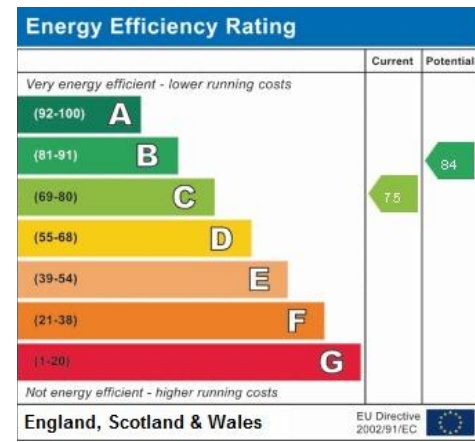
The residents of Stray Park are responsible for the management of communal grounds via the Stray Park Management Company of which each household is a shareholder. The vendor has informed us that the property holds 2 shares and the annual fee paid in November 2021 was £33.05.

LOCAL AUTHORITY & COUNCIL TAX BAND

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



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Approximate Gross Internal Floor Area = 170.54 sq m / 1835.71 sq ft

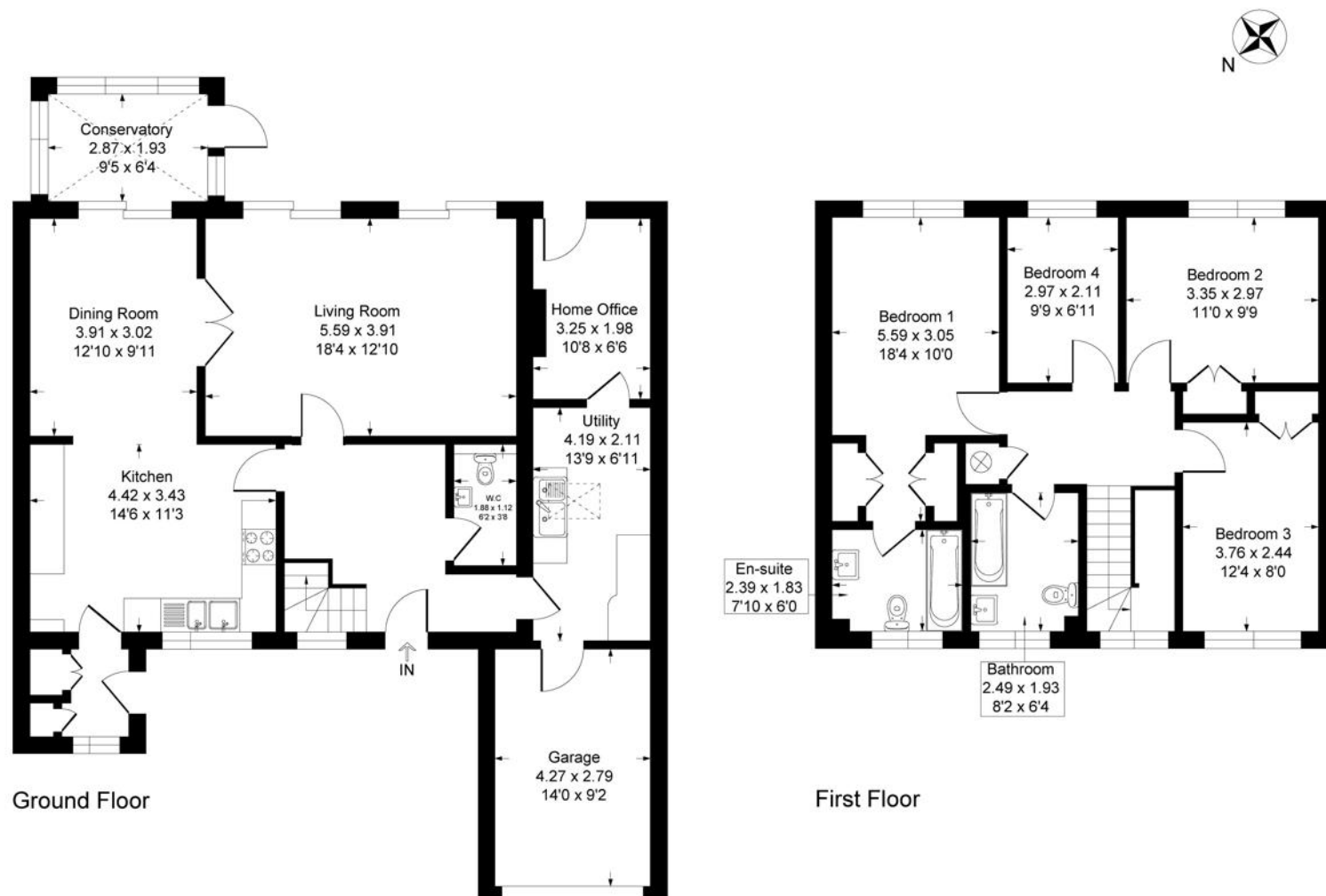


Illustration for identification purposes only, measurements are approximate, not to scale.

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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