



Luscombe Maye

Since 1873

Primary Court, Yealmpton

Guide Price £500,000 - £550,000

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DESCRIPTION

This individual and imaginatively converted former school house offers spacious and airy accommodation, whilst retaining many original features such as exposed beams, A frames and purlins to the upstairs rooms, as well as the sizes and shapes of the windows which have been replaced with double glazed units. This generously proportioned home offers flexible accommodation and could be suitable for multi-generational living.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

TENURE

Freehold. (There is a flying freehold over the entrance door).

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. Online viewing available upon request.

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



5 Primary Court, Yealmpton, PL8 2FB

Approximate Gross Internal Floor Area = 184.2 sq m / 1984 sq ft

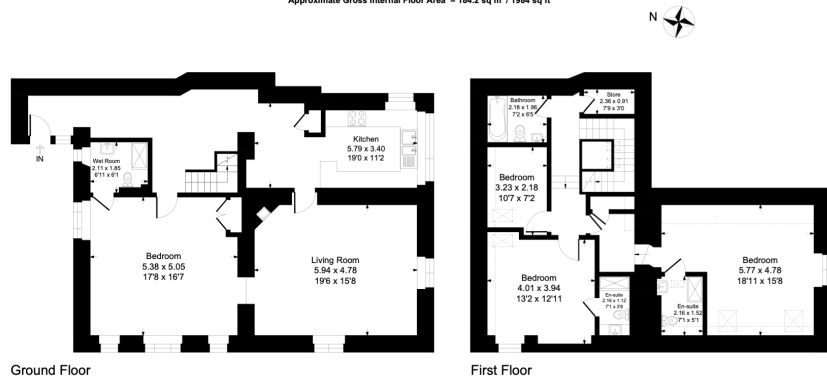


Illustration for identification purposes only, measurements are approximate, not to scale.

- Generously proportioned former school house
- Flexible accommodation with potential for multi-generational living
- 4 Bedrooms/4 Bathrooms
- Character features including exposed beams, A frames & purlins
- South westerly facing decked area
- Off road parking for several vehicles
- Centrally located in the popular village of Yealmpton
- Walking distance to primary school, shops and health centre
- Double glazing & gas central heating
- 360 Virtual Tour Available Upon Request



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.