



5 Primary Court, Yealmpton PL8 2FB



Guide Price £500,000 - £550,000

ACCOMMODATION

Light and spacious entrance hallway flows through to the kitchen which is comprehensively fitted with base units and matching cupboards above. Integrated appliances include fridge and freezer, dishwasher, washing machine and gas range-style cooker with 5 ring gas hob, ovens below, extractor over. Stainless steel sink unit with mixer tap over, window taking in the countryside views with additional range of high level windows showering the kitchen with light. Space for large fridge/freezer. The gas boiler is concealed within a wall cupboard. High level access to the loft space which is boarded and on two levels. At the entrance to the kitchen a small built-in cupboard housing the electric fuse box and storage space. Large dual aspect living room, with countryside views to the side of the property. Corner stone fireplace with slate hearth (not in use), inset book shelving. (There is a sealed doorway which could be opened up to create a connection to the downstairs bedroom if required).

On the ground floor is an additional large reception room/bedroom featuring an original fireplace with marble mantel over, twin aspect with large windows overlooking the side of the property taking in the distant countryside views with additional high level windows overlooking the back of the property. Door to en-suite wet room comprising low level WC with concealed cistern, pedestal wash hand basin, electric Mira shower, window with obscured glazing, fully tiled.



From the hallway, staircase to first floor landing with vaulted ceiling, twin Velux windows, exposed beams and purlins. Large walk-in storage cupboard. Door to spacious master bedroom suite with exposed beams and purlins, twin Velux windows overlooking the side of the property taking in the beautiful countryside views including the church, additional low level window overlooking the back of the property. Built-in storage cupboard. Door into en-suite shower room with large shower cubicle, rain head shower over and additional shower attachment, glazed screen, tiled surrounds and floor, exposed beams, pedestal wash hand basin, low level WC with concealed cistern.

Bedroom Two is another good sized double room with exposed beams, beautiful half-moon shaped window overlooking the side of the property taking in the lovely countryside views, additional Velux window. En-suite shower room comprising low level WC with concealed cistern, wash hand basin in plinth, Mira shower with glazed screen, tiled walls and floor, ladder heated towel rail.

OUTSIDE

There is a good sized westerly facing private decked and paved patio area from which to enjoy al fresco dining and countryside views towards the church. (This area was previously laid to lawn and could be reinstated if desired). Storage shed. There is also off-road parking for several vehicles.

SERVICES

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

TENURE

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

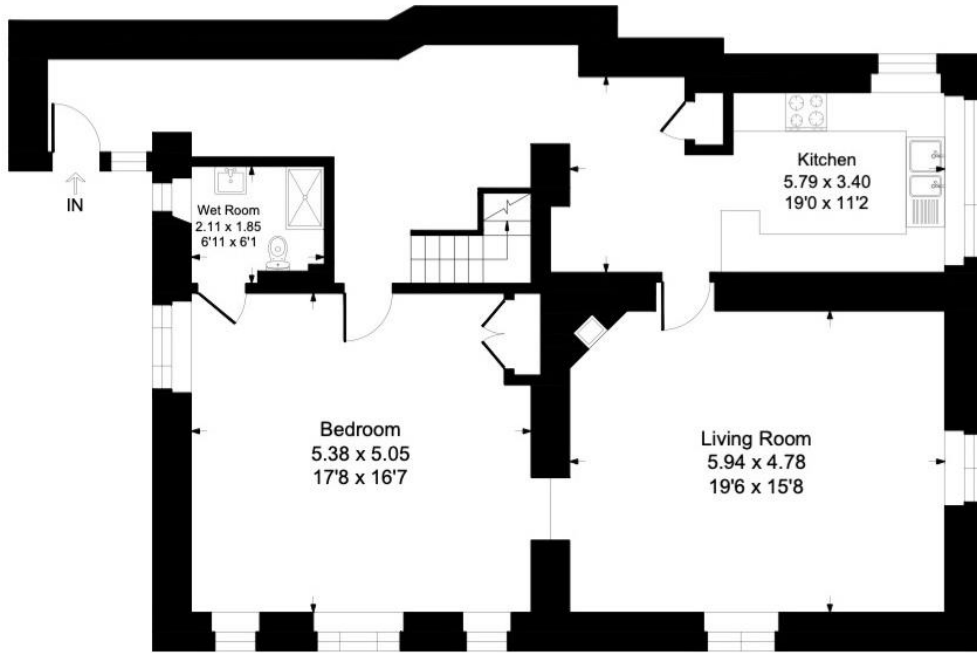
LOCAL AUTHORITY & COUNCIL TAX BAND

South Hams District Council. Band E.

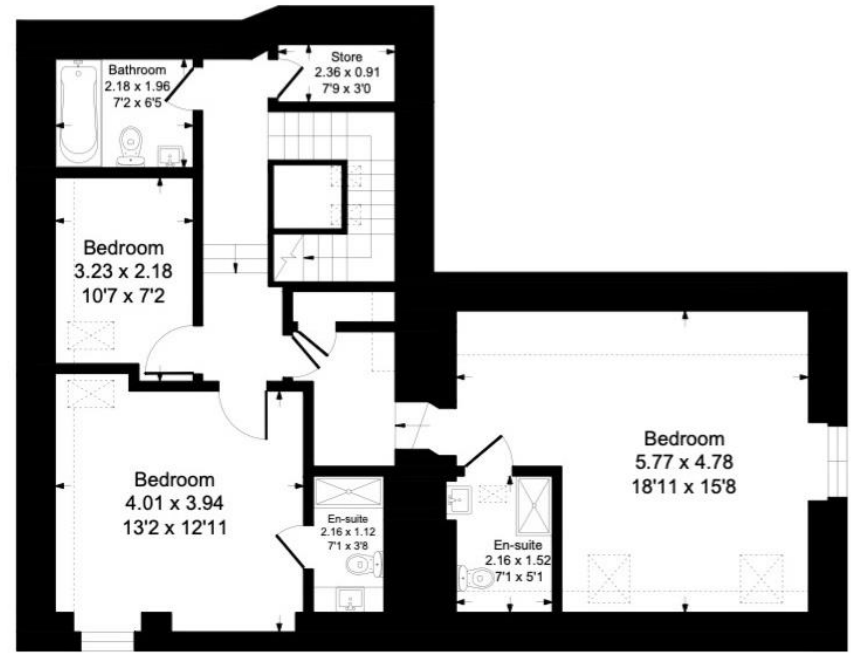


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

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



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

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Yealmpton:
 The Old Bakery, Market Street,
 Yealmpton PL8 2EA
 01752 880044
 yealmpton@luscombemaye.com
 www.luscombemaye.com