



Chandris, New Road, Yealmpton PL8 2HH



Guide Price £475,000 - £500,000

### Accommodation

A glazed front door leads to the Entrance Hall which has a substantial airing cupboard with radiator, a cloaks cupboard and doors leading to most rooms. The Sitting Room is a dual aspect room with two windows to the side and a large feature picture window to the front, enjoying lovely views to the south. There is a recently installed Morso wood burning stove set on a marble hearth and multi paned glazed double doors leading to the Dining Room. This room has a set of wall-mounted, glazed, multi-paned display cabinets and glazed sliding doors to the Conservatory which is glazed to two sides with a low walled parapet and glazing above incorporating a glazed door to the side, French windows to the front, enjoying the views, and a glazed roof which was renewed approximately two years ago.

The Kitchen has a window and part glazed door to the rear and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, space for washing machine, dishwasher, cooker, fridge and freezer, splashback tiling and a wall-mounted Worcester combi boiler.



There are two bedrooms to the front of the property: one single and one double with built-in bedroom furniture including a substantial fitted wardrobe with sliding mirror-fronted doors, bedside cabinets and over-bed cupboards. A door leads to an en-suite shower room which has a frosted window to the side and is fitted with a wall mounted hand basin with splashback tiling and mirror over, a low level WC and fully tiled shower cubicle. The third bedroom (a double) is located to the rear and the bathroom has a frosted window to the rear and is fitted with a matching suite comprising a panelled bath with mixer tap and tiled surround, low level WC, pedestal hand basin with mixer tap, splashback tiling and mirror over, and a wall-mounted bathroom cabinet.

The property has benefitted from some recent maintenance works to include new guttering, soffits and fascias in the last two years, in addition to replacement windows to the front elevation.

### Outside

The gardens are a particular feature of this property, wrapping around the bungalow to provide a high degree of privacy and taking advantage of the panoramic views to the south. To the front, there is an extensive parking area leading to the Single Garage which has a recently-fitted Hörmann sectional door to the front, pedestrian door and window to the side, power and light.

To the east side is a landscaped, raised and tiered lawn which enjoys day-long sunshine, and a path leading around the back of the bungalow where there is a raised shrubbery, and on around the other side to the front. Perimeters are walled and hedged.

### Services

Mains gas, electricity, water and drainage. Heating and hot water provided by Worcester combi boiler located in the kitchen.

### Tenure

Freehold.

### Local Authority and Council Tax

South Hams District Council. Council Tax Band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area = 99.5 sq m / 1072 sq ft  
 Garage Area = 21.2 sq m / 229 sq ft  
 Total Area = 120.7 sq m / 1301 sq ft

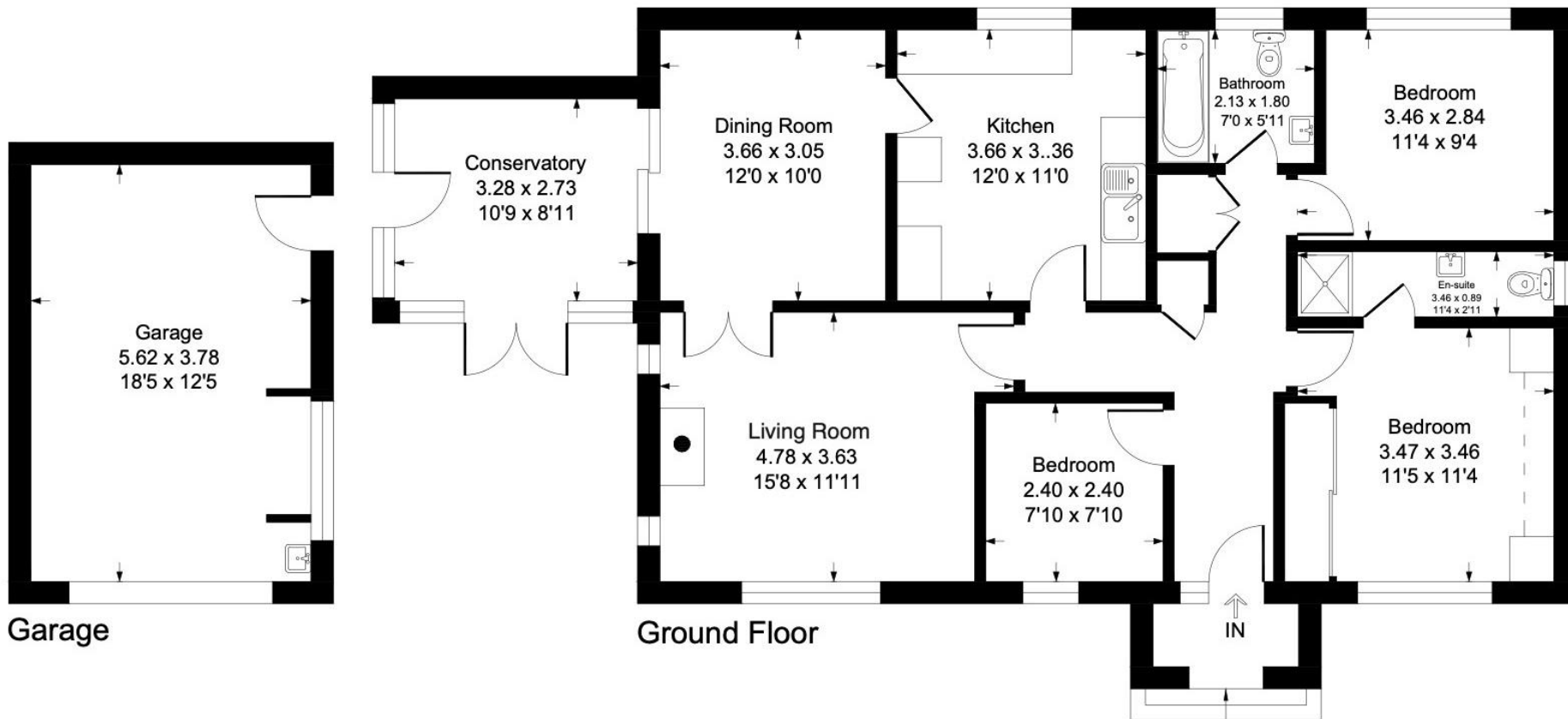


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