



16 Orchard Close, Yealmpton PL8 2JQ



## Guide Price £450,000

### Accommodation

A covered entrance porch with frosted glazed front door leads to the Entrance Hall which is a light and spacious area with three storage cupboards and doors leading to all principle rooms. The Sitting Room is a lovely triple aspect room with windows to the front and side and a glazed door to the rear, in addition to a feature fireplace with stone surround, slate mantel and a coal fired stove on a stone hearth. The Kitchen/Dining Room has a window to the front and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a single drainer stainless steel sink unit with mixer tap, slot-in double oven with four-ring gas hob and extractor over, space for fridge/freezer and space for a table and chairs. A frosted glazed door leads to the Utility Room which has a window to the rear and a pedestrian door leading to the garage. The room is fitted with work surfaces with cupboards and space for two appliances (currently washing machine and dishwasher) under, in addition to one wall cupboard and the wall mounted Worcester combi boiler.

The bedrooms are all doubles with lovely outlooks, and all benefit from built-in wardrobes, those in Bedroom 1 being particularly extensive, spanning across one entire wall. The Bathroom has a frosted window to the rear and is fitted with a matching suite comprising a panelled bath with shower over, pedestal hand basin, low level WC, mirror-fronted cabinet, heated towel rail and half tiled walls.



### Integral Garage

The Garage is an extra-wide single with up and over door and part frosted glazed door to the front, a part glazed door to the rear and a further pedestrian door to the utility room. In addition to two light wells in the ceiling, this affords the garage an abundance of natural light not often found. There is a built-in workbench with drawers and shelving, power and light. An additional door leads to:

### Home Office

To the rear of the garage is a very useful room, once used as a workshop but now set up as an excellent home office. There is a large window to the side overlooking the garden and a light well, again affording plenty of light. In addition there is space for a tumble dryer, a built-in storage unit and pine panelled walls.

### **Gardeners' WC**

With a frosted window to the side, low level WC and wall mounted hand basin with mixer tap.

### **Gardens**

To the front of the property is a gated driveway providing parking for several vehicles. There are well-stocked borders planted with a variety of mature shrubs and trees and a pedestrian gate leads to the garden.

The gardens are located mainly to the side and rear of the property, with an excellent vegetable garden comprising a series of raised beds, large cold frame and space for a shed or greenhouse. A paved pathway leads along the immediate rear of the bungalow and around to the side where the garden is mainly laid to lawn with well-stocked flower and shrub borders, fenced and walled perimeters and a gate leading into the woods behind. The gardens are well stocked with a range of mature trees and shrubs including apple, plum, flowering cherry, rose, hydrangea, wisteria and rosemary.

### **Further Information**

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

**Local Authority:** South Hams District Council

**Council Tax:** Band D

**Tenure:** Freehold

**Services:** Mains gas, electricity, water and drainage. Heating and hot water provided by Worcester combi boiler located in Utility Room. Photovoltaic panels with battery storage and feed-in tariff. Broadband and mobile signal: <https://checker.ofcom.org.uk/>

**Parking:** Driveway parking for several vehicles and large single garage.

**Construction:** Standard



Approximate Gross Internal Floor Area = 105.6 sq m / 1137 sq ft

Garage Area = 23.1 sq m / 249 sq ft

Total Area = 128.7 sq m / 1386 sq ft

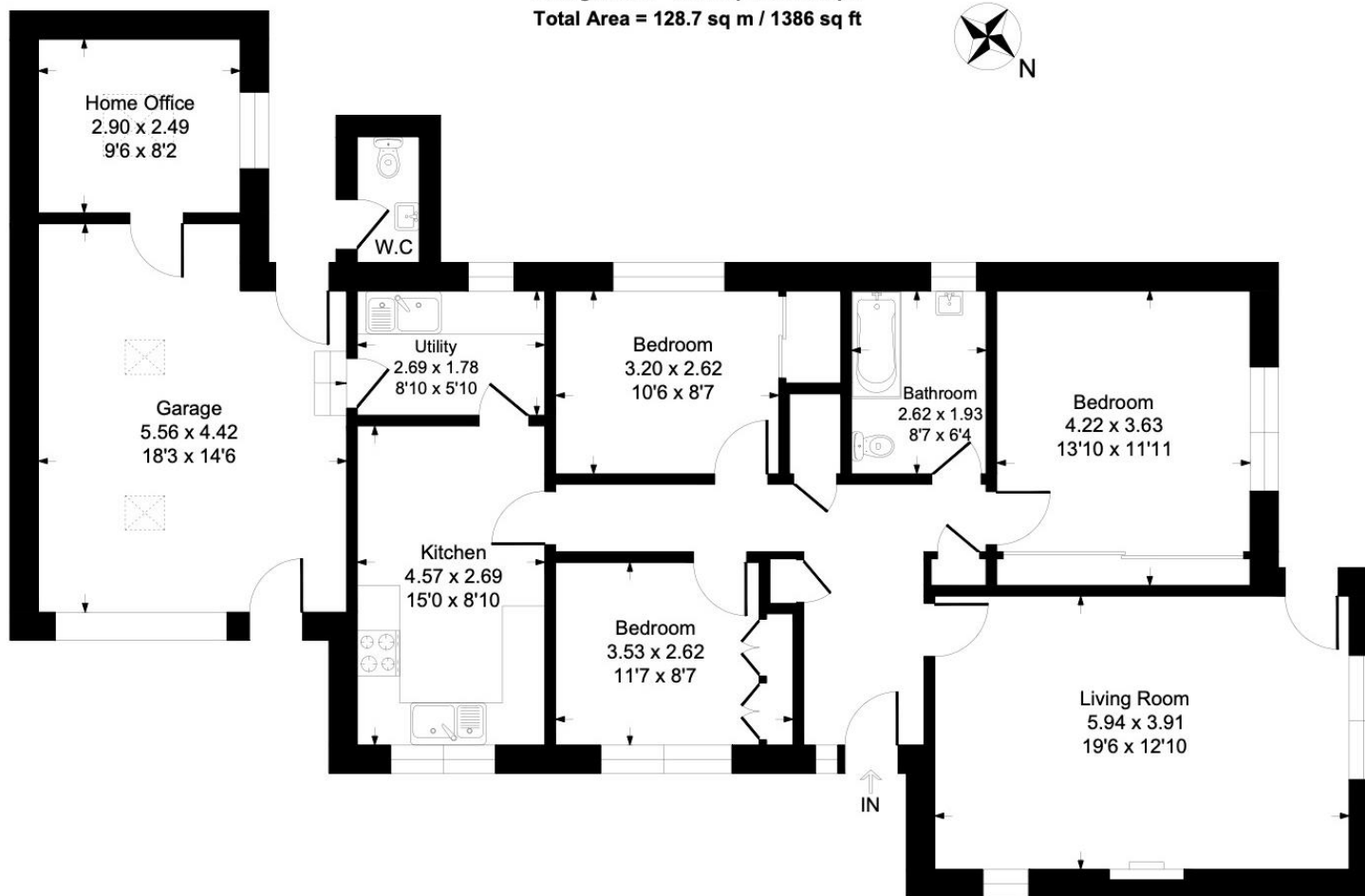


Illustration for identification purposes only. measurements are approximate. not to scale.

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