



42 Stray Park, Yealmpton PL8 2HF



Guide Price £375,000

### Accommodation

Entrance with substantial door with double glazed bevelled leaded inserts into:-

HALLWAY Airing cupboard.

FAMILY BATH/SHOWER ROOM Comprising corner shower cubicle, bath, low level WC, wash hand basin with mixer tap and storage cupboards below, tiled walls.

KITCHEN Double glazed window overlooking the front elevation. Recently replaced modern units comprising wall and floor cupboards with roll top worksurface over and 1½ bowl sink with mixer tap. Space and plumbing for dishwasher and washing machine, space for electric oven, integrated extractor hood, space for upright fridge/freezer, serving hatch, recessed spotlights to ceiling, tiled floor.

PRINCIPAL BEDROOM Double room with double glazed sliding patio doors to the rear garden (courtyard), built-in three door wardrobe.

BEDROOM 2 Double room with double glazed window overlooking the front elevation, built-in three door wardrobe.

BEDROOM 3 Potentially a generous sized room with double glazed window to the rear elevation, built-in sliding door wardrobe.

SITTING/DINING ROOM Spacious L-shaped room comprising dining section with ceiling coving and open way through to sitting area with double glazed sliding patio doors to the terrace/courtyard. Double glazed doors leading to:-

CONSERVATORY With double glazed doors out to garden, tiled floor.



## Outside

**OUTSIDE** To the front of the property can be found a delightful garden area which has been laid mostly to lawn with borders stocked with a variety of mature flowers and shrubs, and a block paved centre pathway. There is also a hardstand block paved driveway which leads to:-

**INTEGRAL GARAGE** With electric roller door and high ceiling. Utility section at rear housing gas fired boiler and cupboards. Pedestrian door to rear garden.

**REAR GARDEN** Comprising a level patio courtyard area with Mediterranean style screening. Wrought iron gate leads to a level lawned garden with well tended shrub and floral feature borders, space for timber shed, additional pathway, chipping stone area and decked section.

### 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.

**Parking:** Block paved driveway leading to integral garage.

**Construction:** Standard.

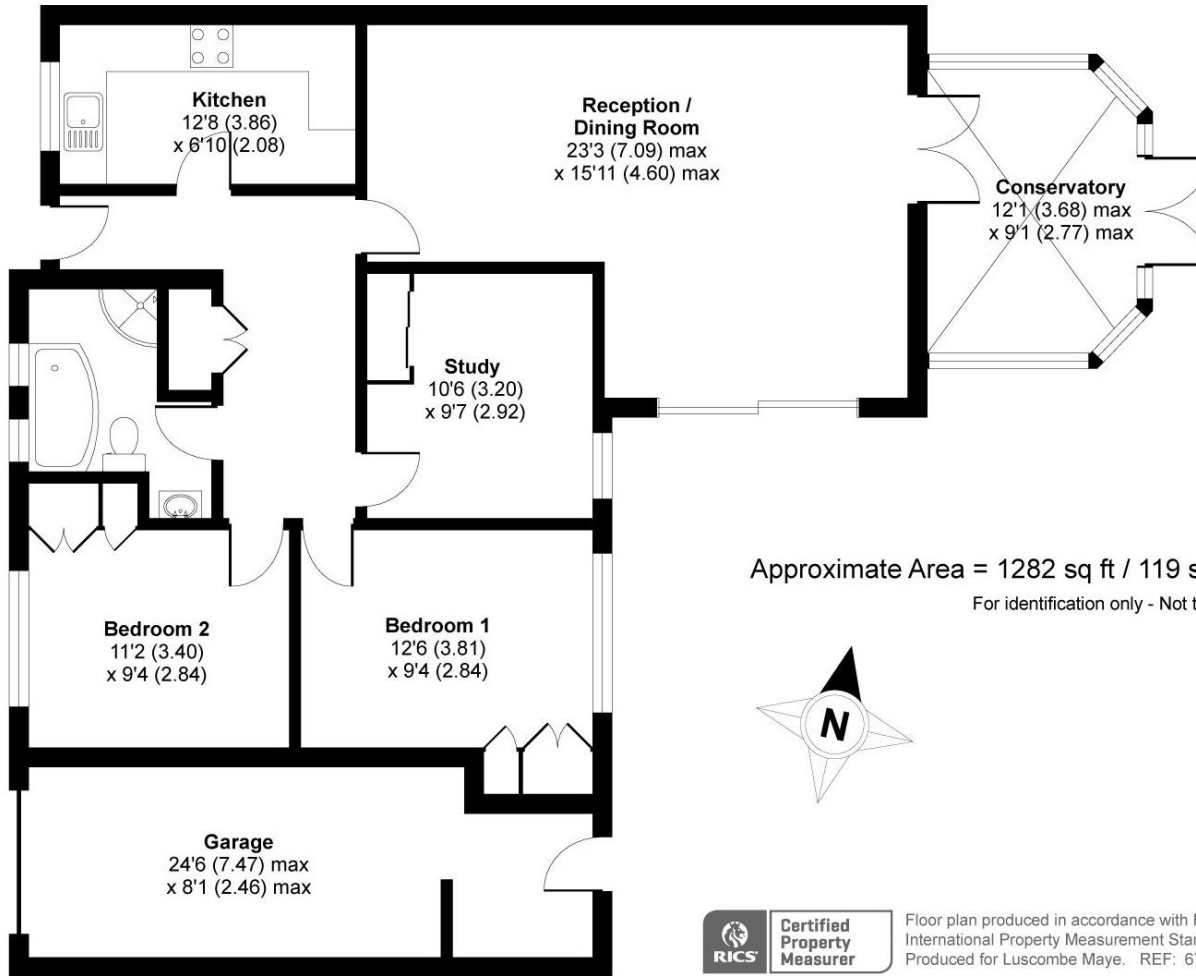
**Broadband:** <https://checker.ofcom.org.uk>.

**Management Company:** The residents of Stray Park and Church Way are shareholders of the Stray Park Management Company, which manages the communal areas around the development. The residents have a committee and self-administer the company. The annual charge for this property is in the region of £35.00.



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





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheacom 2020. Produced for Luscombe Maye. REF: 670035

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 this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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