



Torr Bridge House, 1 Tuckers Close, Yealmpton PL8 2LS



Guide Price £650,000 - £700,000

ACCOMMODATION

Storm porch with attractive part glazed entrance door with matching glazed side panel into entrance hallway. Staircase to first floor with storage cupboard below. Cloakroom fitted with low level WC, concealed cistern, wash hand basin in vanity unit with mirror above, obscured glazed window to the front of the property. Generously proportioned sitting room with window overlooking the front elevation, Italian marble fireplace with remote controlled inset gas living flame fire, twin glazed doors open to dining room. Another spacious room with door back to hallway and French windows leading out to rear patio area and window to the side elevation. Kitchen/breakfast room is tastefully fitted with a range of base units and drawers with granite worksurfaces over and matching cupboards above, integrated Bosch dishwasher, inset Belfast sink with mixer tap over, Rangemaster cooker with 5-ring gas hob and electric double fan oven and grill below with matching Rangemaster extractor over, tiled splashbacks, ceramic tiled floor. Ample space for table and chairs. Utility room which is fitted with matching units and granite worksurface and includes integrated Bosch washing machine, stainless steel sink unit with mixer tap over, space for tall fridge/freezer. Door to outside and pedestrian door to garage. Study with window overlooking the rear. This room could also be utilised as a bedroom if needed.



FIRST FLOOR

Staircase to first floor landing with airing cupboard house hot water cylinder and slatted storage shelving. Spacious master bedroom with range of fitted wardrobes along one wall, window overlooking the front elevation with distant countryside views. Comprehensively fitted en-suite shower room featuring rain head shower with additional shower attachment, ladder heated towel rail, WC and wash hand basin. In addition there are two further double and a single bedroom, all with built-in storage cupboards. Family bathroom with pedestal wash hand basin, low level WC, bath with shower over.

OUTSIDE

The delightful side and rear gardens are mainly laid to lawn with some mature flowering shrub features, vegetable patch, greenhouse, garden shed and paved patio area. The garden is very private and is enclosed with close board fencing. At the front of the property is a brick paved driveway leading to the garages with a lawned area to one side.

DOUBLE GARAGE

With two electrically operated doors.

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 G

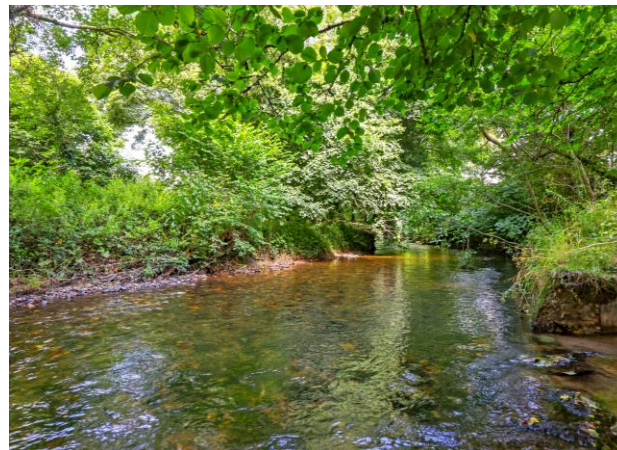
Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas fired central heating provided by gas boiler located in the garage.

Parking: Double garage with driveway parking

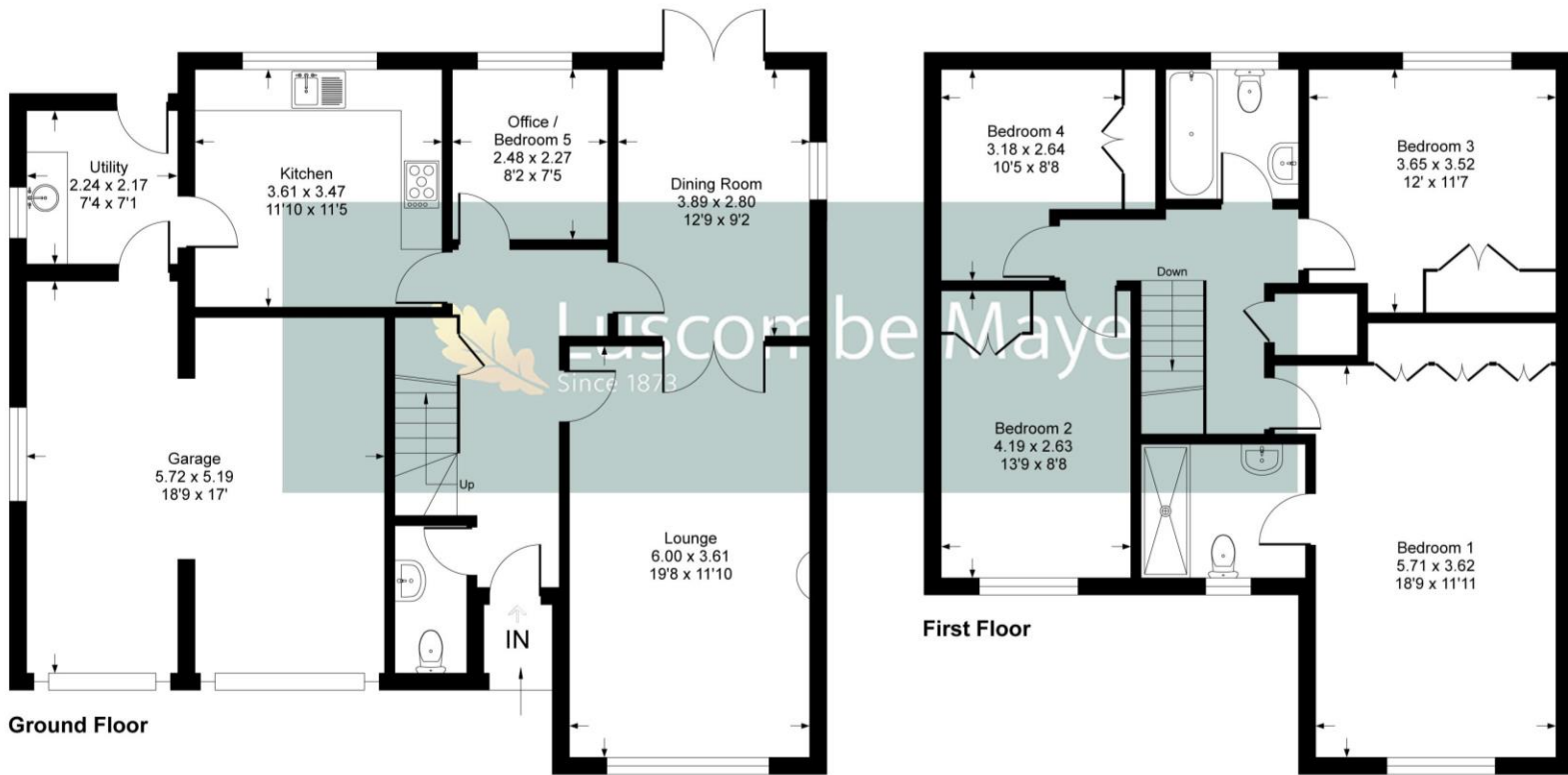
Construction: Standard

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 147.2 sq m / 1585 sq ft
Approximate Garage Internal Area = 28.3 sq m / 305 sq ft
Approximate Total Internal Area = 175.5 sq m / 1890 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Luscombe Maye

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