



3 Munro Avenue, Collaton, Nr Yealmpton PL8 2NQ



Accommodation

A part frosted glazed front door leads to the Entrance Hall which has the stairs to the first floor with a useful storage cupboard underneath, and new part glazed internal doors to the kitchen and sitting room. The Sitting Room itself is a light and airy room with a large window to the front, a chimney breast with feature tiled hearth (not now in use) and open archway leading through to the Kitchen/Dining Room, which is a superb feature of the property with French windows and a further large window to the rear and an interconnecting door to the hallway. The room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a Belfast sink with mixer tap, built-in double oven/grill, an electric hob with extractor over, integral dishwasher, pan drawers, a pull-out pantry cupboard, space for a large fridge/freezer and ample room for a good sized table and chairs. A door leads to the Utility Room which has a part frosted glazed door to the rear, and is fitted with wall and base units with work surfaces over and cupboards under incorporating the oil fired boiler, space for a washing machine and tumble dryer and a pedestrian door to the integral garage.

First Floor

A wooden staircase rises from the entrance hall and splits with two steps up to either side. On the left is Bedroom 1 which is a lovely spacious room with a window to the front, loft hatch and a door with transom window to the En-Suite Shower Room which has a frosted window to the rear and is fitted with a large shower cubicle with rainfall shower over and separate hand-held shower attachment, a low level WC, counter-top hand basin with mixer tap, cupboard under and mirror-fronted cabinet over, a heated towel rail and fully tiled walls.

To the right of the stairs, two steps lead up to the First Floor Landing which has a loft hatch, a large airing cupboard and doors to the remaining upstairs rooms. Bedrooms 2 and 3 are good sized doubles, the former overlooking the front elevation while the latter looks out over the garden, and each one benefits from a built-in double wardrobe cupboard with extra storage space above. Bedroom 4 is a single room with a window to the front and an over-stairs storage cupboard providing further useful hanging and storage space.

The Bathroom has a frosted window to the rear and is fitted with a panelled bath with mixer tap and shower attachment over, a counter-top hand basin with cupboard under and mirror-fronted cabinet over and a heated towel rail. There is a Separate WC next door which has a frosted window to the side and a low level WC.



Outside

To the front of the property is a substantial gravel driveway providing plentiful parking, with a lawn area and a selection of mature shrubs including rhododendrons. Perimeters are of fence and hedge.

The rear garden is mainly laid to lawn with a paved patio to the immediate rear of the house with sleeper-bordered raised beds and further borders planted with a variety of mature plants including hydrangea, lavender, eucalyptus, honeysuckle and plentiful spring bulbs. There are also three mature apple trees, in addition to a small garden shed and a pedestrian gate leading to the side access, which is shared with number 2.

Integral Garage

Single garage with a roller door to the front, pedestrian door leading to the utility room, light and power.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

If available, please scan the QR code, follow the link below, or access the additional online material information web brochure. Alternatively, you can contact our team for this information.

<https://moverly.com/sale/KWCrgiDS63s1pxnnHv9fXC/view>

Management

Residents of Collaton Park are shareholders of the Collaton Park Management CIC (Community Interest Company), which manages the communal grounds, visitors' parking area and roads. The charge for 2023 was approximately £17 pcm.



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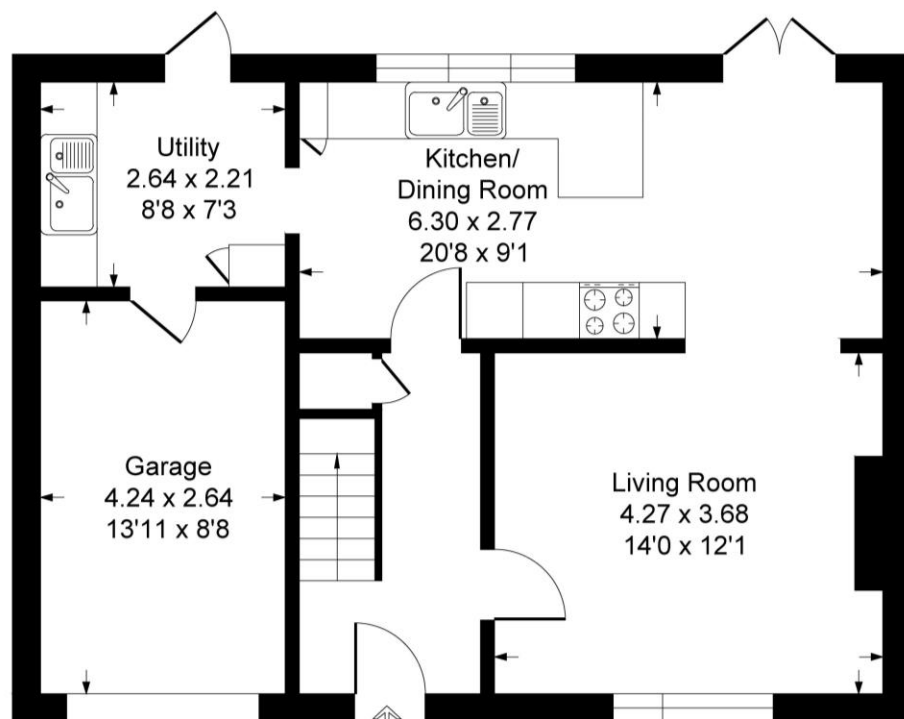
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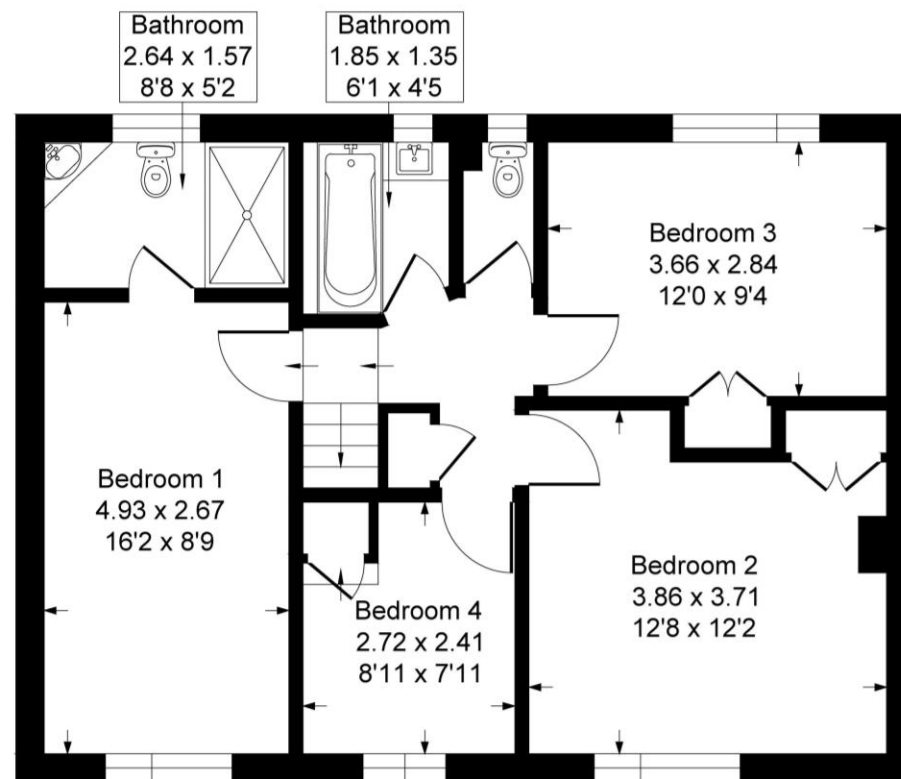
Approximate Gross Internal Floor Area = 107.8 sq m / 1161 sq ft

Garage Area = 11.2 sq m / 121 sq ft

Total Area = 119.0 sq m / 1282 sq ft



Ground Floor



First Floor

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

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