



13 Church Way, Yealmpton PL8 2LA

Guide Price £260,000



Accommodation

A part glazed front door with transom leads to the Entrance Porch which then gives access to the rest of the house. There is a useful Downstairs Wet Room with a frosted window to the side which is fitted with a fully tiled shower cubicle, a low level WC and tiled floor.

There is an excellent open plan Sitting/Dining Room enjoying a dual aspect with two windows to the front and sliding glazed doors to the rear, stairs to the first floor, a wall mounted electric fire and space for a dining table and chairs. A door leads to the Kitchen which has a window 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 1½ bowl stainless steel sink unit with mixer tap, a cupboard housing the Vaillant boiler, a four ring gas hob with extractor over, built-in eye-level Bosch oven and space for a fridge/freezer.

Stairs rise from the dining room and turn to the First Floor Landing which has the airing cupboard housing a hot water storage cylinder and slatted shelving, a loft hatch and doors to all upstairs rooms.

Bedroom 1 has a window to the front and an interconnecting door to a versatile room, currently used as a dressing room which also looks over the front of the property and is currently used as a dressing room. Bedrooms 2 and 3 both have windows to the rear, with the former being a double and the latter a single room.

The Bathroom is fitted with a fully tiled shower cubicle, low level WC, a pedestal hand basin with splashback tiling and mirror-fronted cabinet over, and a heated towel rail.



Outside

To the front of the property is an area of lawn with pretty flower borders planted with a variety of plants including an impressive display of tulips and other spring bulbs, along with sea pinks and carnations. A pathway leads to the front door and there is also a useful Store Room.

The rear garden comprises a paved patio with steps leading up to a lawn area which has been lovingly stocked with a wide variety of shrubs and other plants including camellia, magnolia, rose, bay, azalea and primrose. A small paved area at the end of the garden has a bird bath and small greenhouse and perimeters are of fence and hedge.

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 or click the link to access the additional online material information. Alternatively you can contact our team for this information.



Approximate Gross Internal Floor Area = 77.2 sq m / 832 sq ft

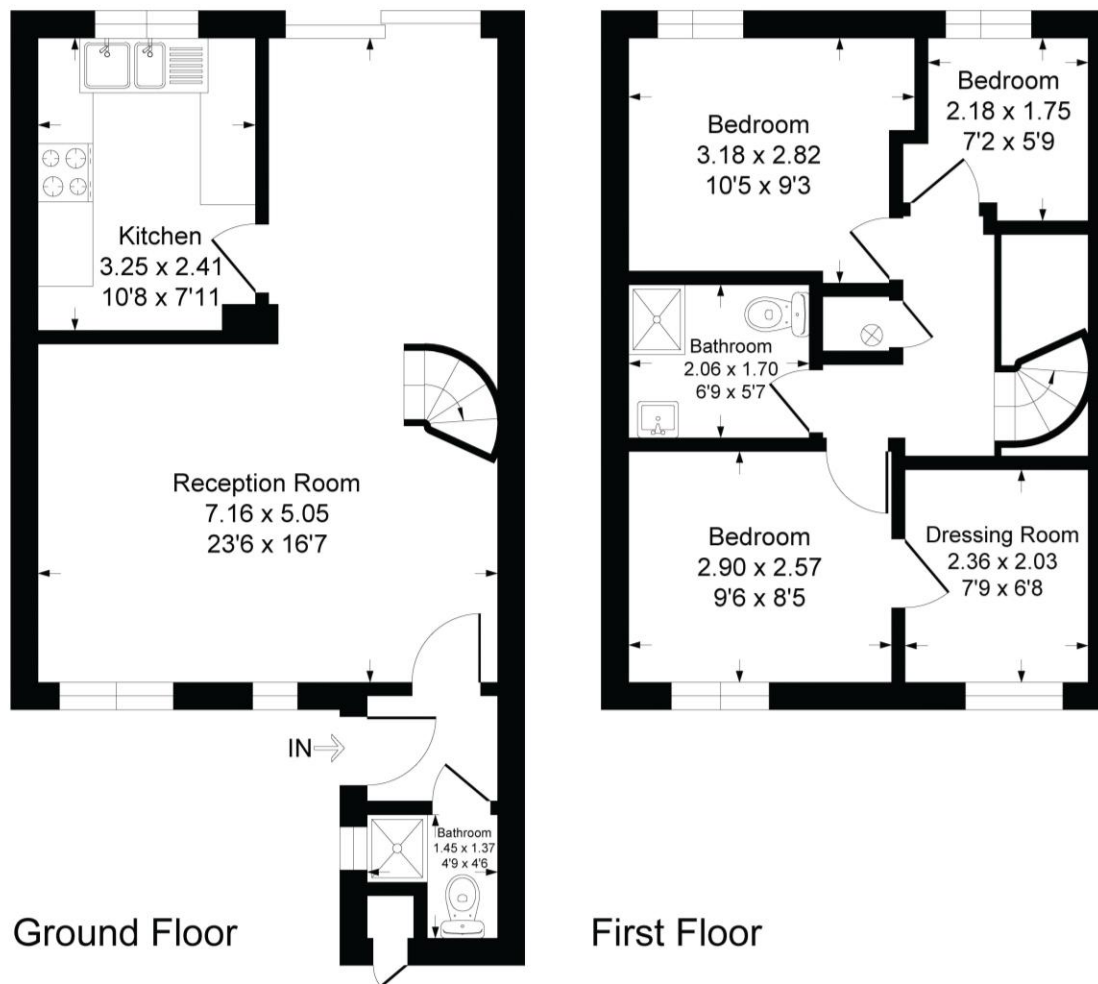


Illustration for identification purposes only, measurements are approximate, not to scale.

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