

II ORCHARD CLOSE YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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11 Orchard Close | Yealmpton | Plymouth | Devon | PL8 2JQ

This beautifully renovated four-bedroom (principal ensuite), detached property offers generous proportions and an impeccable finish throughout. Situated in a peaceful cul-de-sac in the popular village of Yealmpton, this home is perfect for those seeking both comfort and style in a tranquil South Devon location.

Mileages

Plymouth City Centre 7 miles Newton Ferrers 3.5 miles A38 4 miles (All mileages are approximate)

Accommodation

Ground Floor

Entrance hall with a handy cloaks cupboard for extra storage, Newly fitted, high-quality kitchen/utility/breakfast area Generous dual aspect sitting room/dining area Conservatory Modern cloakroom

First Floor

Four Double Bedrooms Principal Ensuite Family Bathroom

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



From the moment you step inside, you are welcomed into a bright and airy entrance hall with a handy cloaks cupboard for extra storage. The ground floor boasts three spacious reception areas, each thoughtfully designed for modern living. A newly fitted, high-quality kitchen offers sleek work surfaces, ample storage, and integrated appliances. The breakfast area could easily serve as an additional snug making it ideal for family gatherings. The generous dual-aspect sitting/dining room is flooded with natural light, offering beautiful views over the village. The dining area leads directly into the rear garden via double-glazed patio doors, perfect for alfresco entertaining. The conservatory overlooks the property's landscaped rear garden, offering a peaceful space to relax while enjoying the scenic views of the surrounding nature. Completing the ground floor is a modern cloakroom.

The first-floor features four double bedrooms. The principal bedroom enjoys an en-suite shower room and an extensive range of built-in cupboards, and there is also a well-appointed family bathroom to serve the other bedrooms. All recently modernised.

Step outside to a superb, spacious landscaped garden that has been carefully designed with mature planting, a beautifully manicured lawn, and a patio area for alfresco dining. The garden backs onto peaceful woodland, creating a private and tranquil setting to enjoy year-round.

The brick-paved driveway offers parking for multiple vehicles and leads to an integral double garage. There is additional storage space for gas and electric meters housed in a discreet external store.

The property is ideally located within the charming South Hams village of Yealmpton, just seven miles from Plymouth; a fantastic riverside village with easy access to the city. Yealmpton is well-served with local amenities, including a GP Health Centre, dentist, post office, general store, and popular cafes and public houses. For schooling, Yealmpton Primary School has been rated 'Good' with 'Outstanding' features by Ofsted, and the property falls within the catchment area for both Ivybridge Community College, which is rated 'Outstanding' as well as Coombe Dean Secondary School in Elburton, with buses available from the village to both.

Yealmpton's proximity to the picturesque Newton Ferrers yachting haven alongside the River Yealm, stunning sandy coves at Mothecombe Beach, and beaches of the South Devon coastline make it an ideal location for outdoor enthusiasts. Dartmoor National Park and several golf courses are also within easy reach. Yealmpton has fabulous riverside walks from the properties doorstep and connects to a myriad of public footpaths to explore the beautiful South Hams. The city of Plymouth offers excellent shopping, dining, and entertainment options, including the Plymouth Life Centre and superb watersports facilities in Plymouth Sound.

This is a home that truly offers the best of both worlds — luxurious living in a peaceful cul-de-sac location, all within easy reach of essential village amenities and the vibrant city of Plymouth. If you are looking for a spacious family home with a very generous garden in one of South Devon's most desirable locations, this property is not to be missed.





Key Features:

- Detached Property
- Four Double Bedrooms (principal ensuite)
- Recently Renovated to a high specification
- Fantastic kitchen with utility area/snug/breakfast room
- Spacious living areas
- Conservatory and dual-aspect sitting/dining room
- Attractive landscaped rear garden backing onto woodland
- Integral Double Garage and Driveway
- Quiet location close to amenities





Property Details

Services:	Mains gas, electricity, water and drainage
EPC Rating:	Current: C - 76, Potential: B - 86, Rating: C
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

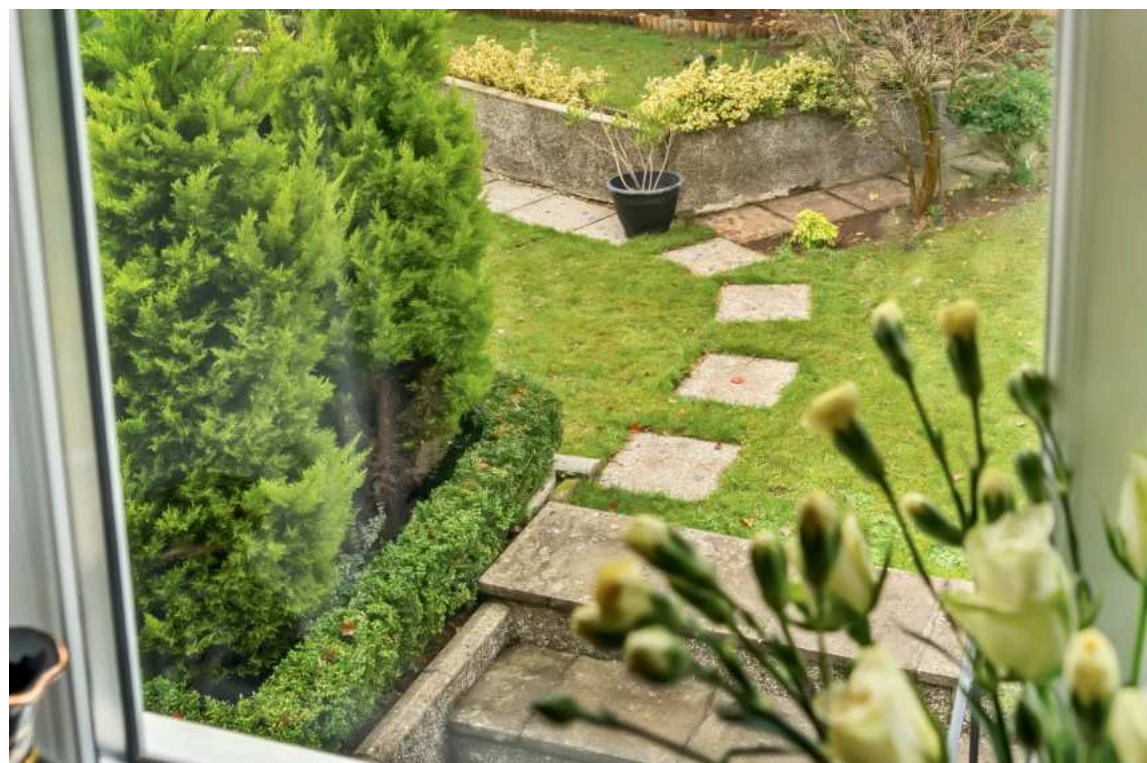
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

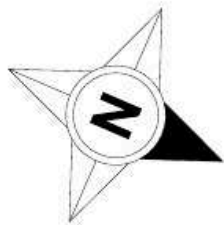
When entering the village from Plymouth on the A379 proceed to the centre of the village and at the crossroad (shortly after passing The Volunteer pub) turn right down the hill in the Newton Ferrers direction and cross over the stone Torr Bridge. When entering the village from the Modbury direction on the A379 turn left before the garage in the Newton Ferrers direction and follow the road down the hill to cross over the stone Torr Bridge. Orchard Close is the second turning on the right (just before the road narrows). Proceed up the road, bear to the left and the property will be found on the right handside.

Viewing

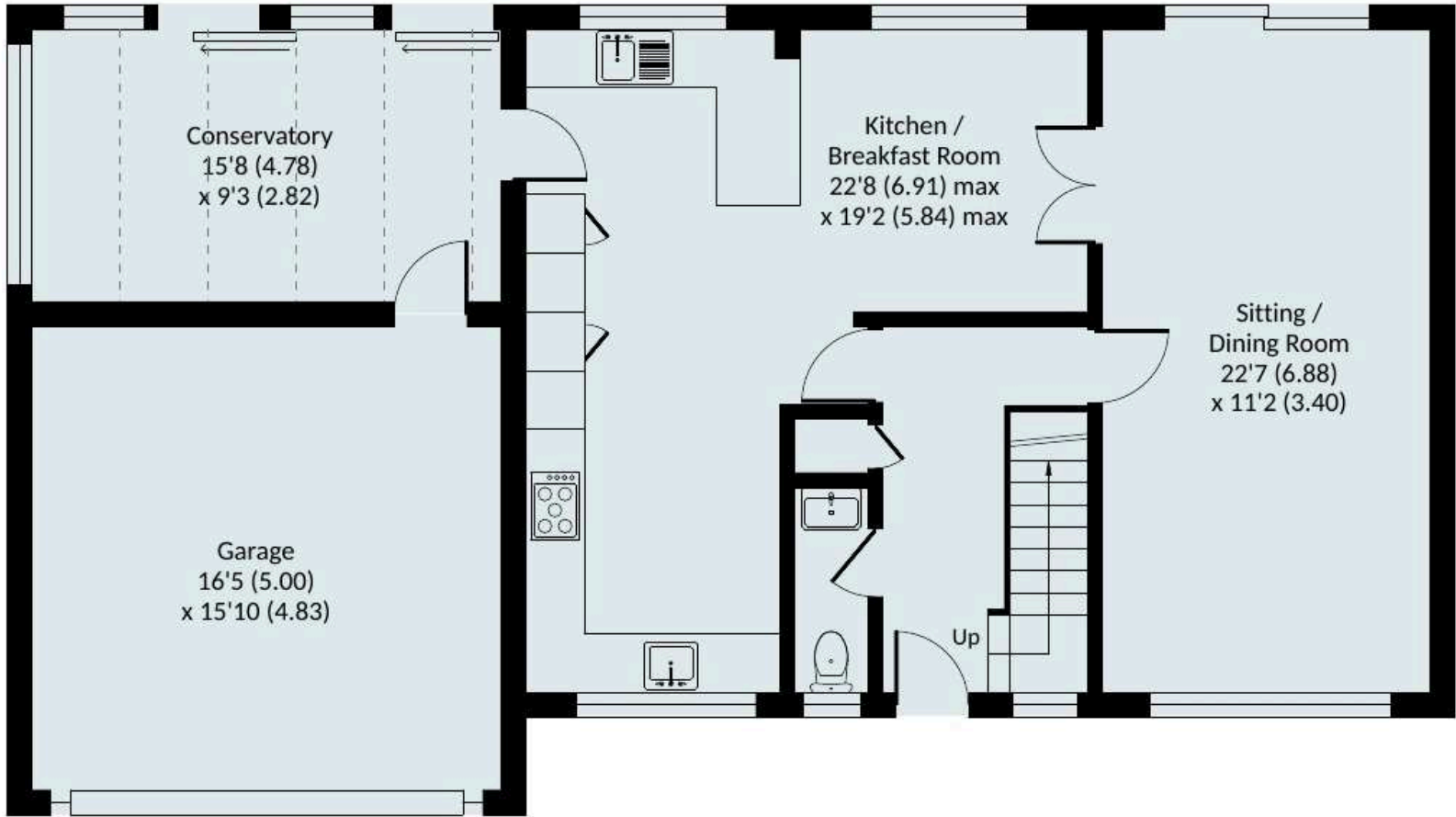
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



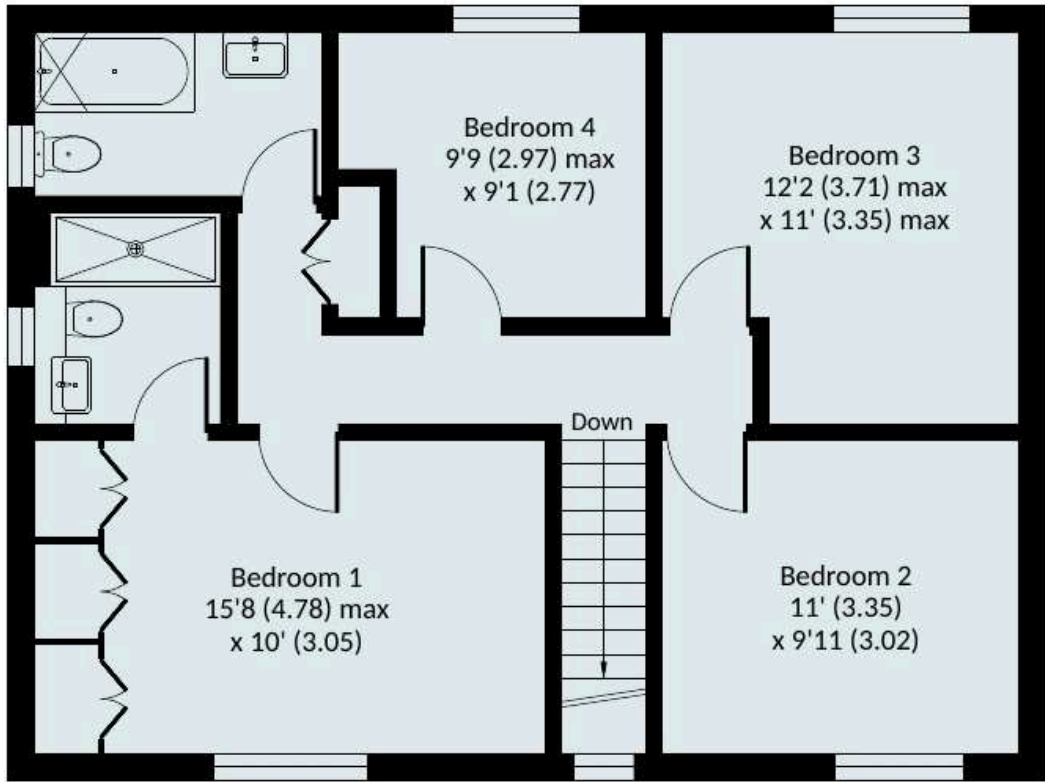
Floor Plans



Approximate Area = 1555 sq ft / 144.4 sq m
Garage = 253 sq ft / 23.5 sq m
Total = 1808 sq ft / 167.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1219556

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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