

20 TAPPERS LANE YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**20 Tappers Lane | Yealmpton | Plymouth |
Devon | PL8 2PL**

A superbly presented, contemporary-styled four-bedroom semi-detached home with an extended ground floor layout offering generous living spaces, a private south-facing garden, and allocated parking — all set in the popular South Hams village of Yealmpton.

Mileages

Plymouth (shops / restaurants) - 5.6 miles, A38 - 5.8 miles, Exeter - 42.1 miles, Foxhound Pub - 0.3 miles, Ben's Farmshop - 1.7 miles, Wembury Beach - 4.5 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining Room, Sitting Room,
Study / Bedroom 4

First Floor

Principal Bedroom with Ensuite, Two Bedrooms,
Family Bathroom,

Outside

Garden, Decking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



This thoughtfully extended and immaculately maintained semi-detached home offers stylish and practical living across two floors. The versatile ground floor layout features a modern kitchen that flows into generous dining and living spaces — cleverly zoned for functionality and social connection. The sleek kitchen is fitted with an extensive range of units and wood-effect worksurfaces, with integrated appliances including a dishwasher, washer/dryer, induction hob with extractor, and electric oven. A breakfast bar provides informal dining and links the kitchen to the open-plan reception space beyond.

The living area enjoys excellent natural light via Velux windows and glazed doors opening onto a decked terrace — a south-facing spot ideal for al fresco dining beneath a contemporary canopy.

A further reception room at the front of the house doubles as a fourth bedroom or home office, while a cloakroom/WC completes the ground floor.

Upstairs, the principal bedroom enjoys views towards the surrounding countryside and benefits from an en-suite shower room. Two further bedrooms and a well-appointed family bathroom complete the first floor.

To the rear, the garden has been designed for easy maintenance with a level AstroTurf lawn and decked terrace. A side path leads to the front of the property, where a private parking space is located.

Tappers Lane forms part of a well-regarded residential development in the heart of Yealmpton — a thriving South Hams village ideally placed for commuting to Plymouth (approximately 7 miles), while also offering excellent local amenities. These include a Post Office, general store, two pubs, café, takeaway restaurant, hairdresser, health centre, dentist, and a primary school. The community is active and well-served with a range of clubs, societies, and events.

Secondary schooling is available in nearby Ivybridge, with school transport provided. The stunning coastal villages of Newton Ferrers and Noss Mayo are just a short drive away, as are the many beaches and coves along the South Hams coast. Dartmoor National Park and several golf courses are also within easy reach.

Plymouth offers extensive leisure and cultural facilities including the Theatre Royal, cinemas, a university, Peninsula Medical School, and a range of shopping, dining, and waterfront amenities.





Key Features:

- Beautifully presented throughout
- Contemporary, open-plan living space with defined kitchen/dining/living areas
- Luxury fitted kitchen with breakfast bar and integrated appliances
- Karndean flooring to much of the ground floor
- Principal bedroom with en-suite
- Family bathroom and downstairs cloakroom/WC
- Gas central heating and double glazing
- Allocated private parking space
- Enclosed south-facing garden with decked al fresco dining area and canopy





Property Details

Services:	Mains gas, electricity, water and drainage
EPC Rating:	Current: C - 77, Potential: B - 81, Rating: C
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Service Charge	£25 per month direct debit or £300 annual fee.

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

From the centre of Yealmpton head towards Plymouth on the A379 and take the first turning right after Bowden Hill into Milizac Close. Bear right into Tappers Lane, bear around to the right again and you will find number 20 on the right hand side.

Viewing

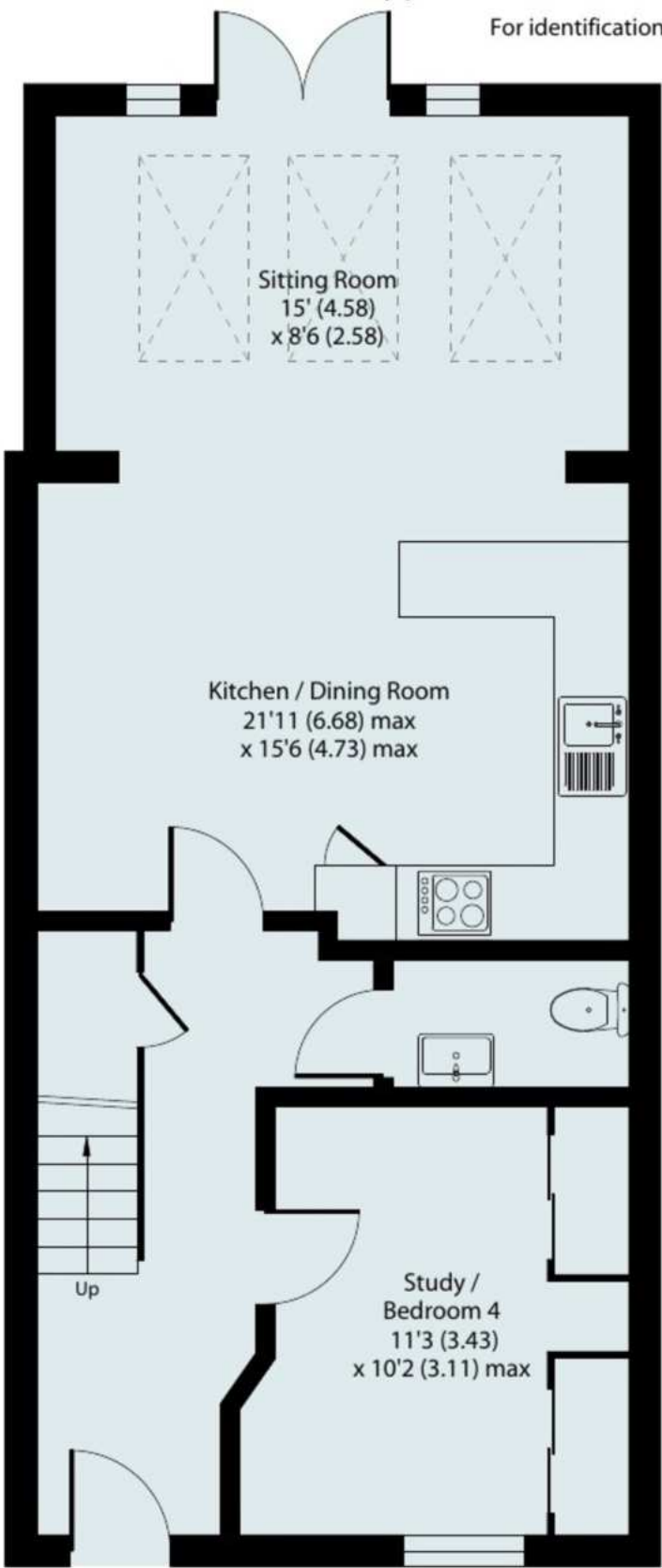
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



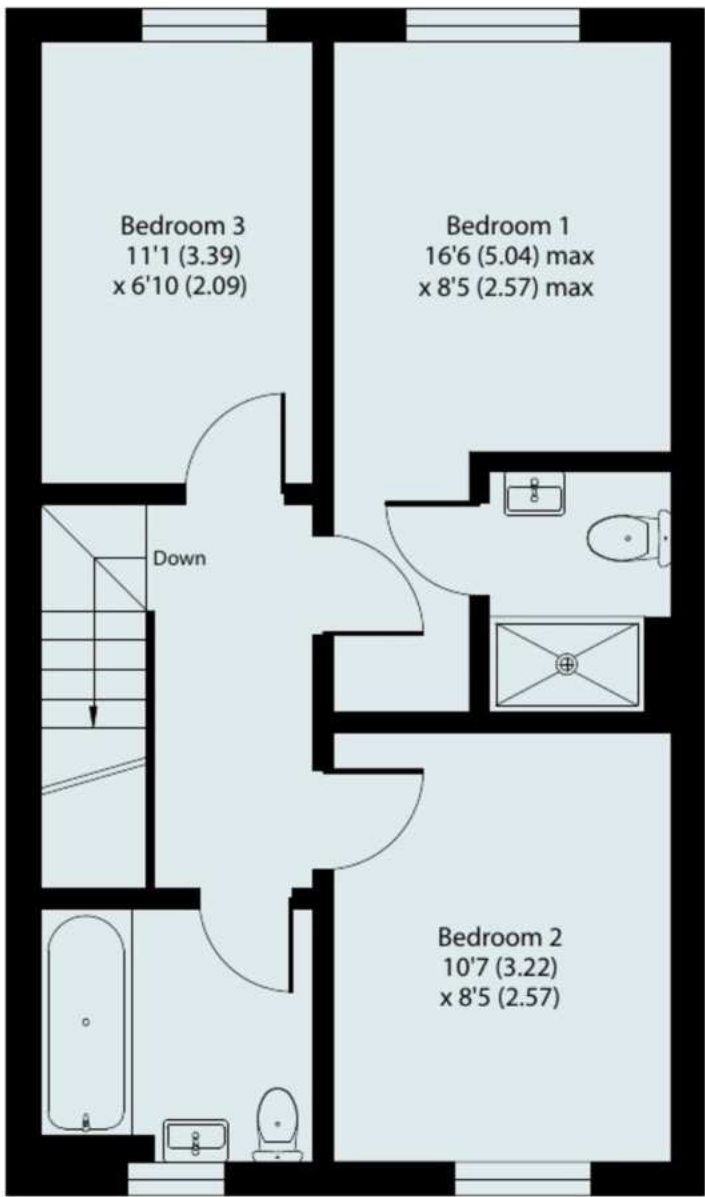
Floor Plans



Approximate Area = 999 sq ft / 92.8 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 2025. Produced for Marchand Petit Ltd. REF: 1330992

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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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