



32 Elm Tree Park



Plymouth approx. 7 miles Exeter approx. 40 miles

A well-presented, light and spacious family home offering versatile accommodation and ample parking. Situated in a quiet, well-regarded cul-de-sac in a sought after South Hams village location.

- Extended Detached Family Home
- Versatile Accommodation Throughout
- Ground Floor Shower Room
- Kitchen/Diner
- Sitting Room with Pleasant Views
- Three Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Scope and Potential for Annex
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION

Yealmpton is a sought-after village with an active and thriving community situated within the glorious South Hams countryside. The village offers a range of amenities including Doctors, Dentists, village shop, public houses and an OFSTED rated 'Good' primary school. Dartmoor is to the north east whilst the beautiful coastal paths, pretty estuaries and stunning local beaches can be found close by to the south. The yachting haven of Newton Ferrers is within a short drive as are golf courses and the Dartmoor National Park. The city of Plymouth is an easy commute from the village and offers a huge range of leisure, shopping and educational facilities, which include Devonport High School for Girls, Devonport High School for Boys, Plymouth College and the University. Plymouth, known as The Ocean City, has one of the loveliest natural harbours in the world. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

DESCRIPTION

An extended, versatile family home with three double bedrooms and two reception rooms along with the scope/potential to create annex type accommodation. Externally there is plentiful parking on the private driveway and two garden rooms.

ACCOMMODATION

The property is entered via a light and spacious hallway which provides access to two double bedrooms, shower room and large reception with a door to the garage and access to the utility room,

providing great potential to create studio/annex accommodation. The first floor landing flows seamlessly through to the sitting room which has a Juliet balcony with far reaching views across the village and surrounding countryside. Doors lead to the kitchen/diner and the master bedroom which is of a generous size and has built in storage and an En-suite shower room.

OUTSIDE

The kitchen/diner doors lead out to a paved patio – ideal for alfresco dining and BBQ's. The outside space is tiered with a path leading to the garden lodge which is a great space for all the family to enjoy or an ideal home office – steps raise to a further garden room. The rear garden can also be accessed via a side gate from the private front driveway which has ample parking for multiple vehicles.

SERVICES

Mains Electric, Gas, Water & Drainage. Superfast broadband. No flood risk. 02 & Vodafone are likely at the property based on the latest data available to Ofcom.



Approximate Area = 1960 sq ft / 182 sq m (includes garage)
 Outbuildings = 239 sq ft / 22.2 sq m
 Total = 2199 sq ft / 204.2 sq m
 For identification only - Not to scale

First Floor

- Kitchen / Dining Room: 6.15 x 3.56m (20'2" x 11'8")
- Sitting Room: 7.01 x 4.37m (23' x 14'4")
- Bedroom 1: 3.66 x 3.44m (12' x 11'2")
- Storage
- Down stairs

Ground Floor

- Bedroom 3: 3.35 x 2.69m (11' x 8'10")
- Utility Room: 3.38 x 3.35m (11'1" x 11')
- Garage: 6.71 x 3.89m (22' x 12'9")
- Reception Room: 5.56 x 3.05m (18'3" x 10')
- Bedroom 2: 4.34 x 3.66m (14'3" x 12')
- Entrance Hall
- Up stairs

Outbuilding 2

- Summer House: 3.78 x 3.10m (12'5" x 10'2")

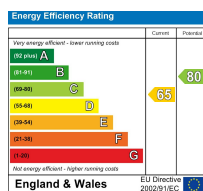
Outbuilding 1

- Summer House: 3.51 x 3.38m (11'6" x 11'5")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1182931

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