



2 Gardeners Lane



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Yealmpton, Plymouth, PL8 2PJ

Plymouth approx. 7 miles Exeter approx. 40 miles

A four-bedroom, detached family home offering light and spacious accommodation, traditionally set over two floors with a double garage and parking. Situated within the peaceful and well-regarded South Hams village of Yealmpton.

- Four Bedroom Detached House
- Large Kitchen/Diner
- Family Bathroom & En-Suite to Master Bedroom
- Double Garage with Adjacent Parking
- Council Tax Band E
- Sought After Village Location
- Sitting Room
- Enclosed Rear Garden
- Freehold

Offers In Excess Of £400,000

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.

This wonderful family home, is situated in a prime and peaceful location. The property comprises downstairs cloak room, spacious kitchen/diner, separate utility room and dual aspect sitting room to the ground floor. The first-floor landing gives access to the family bathroom, four good size bedrooms, with an En-suite shower room to the master bedroom. External benefits include a delightful decked terrace with steps down to the enclosed rear garden with access to both the front and rear of the property. There is a double garage and parking space.

Services; Main electric/gas/water & drainage.
Based on the latest data from Ofcom Ultrafast broadband and mobile coverage from EE, Vodafone, Three & O2 are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Floor Area = 111.3 sq m / 1198 sq ft

Garage Area = 31.6 sq m / 341sq ft

Total Area = 142.9 sq m / 1539 sq ft

Ground Floor

Kitchen/Dining Room
5.99 x 3.51
19'8" x 11'6"

Utility
2.06 x 1.57
6'9" x 5'2"

Reception Room
8.02 x 3.36
19'9" x 11'1"

Double Garage
5.64 x 5.61
18'6" x 18'5"

First Floor

Bedroom 2
3.56 x 2.95
11'8" x 9'8"

Bedroom 1
3.61 x 3.45
11'10" x 11'4"

Bedroom 3
2.97 x 2.46
9'9" x 8'1"

Bedroom 4
3.02 x 2.34
9'11" x 7'8"

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

The logo for Stags Property, featuring a white stag head silhouette on a red background with the word "STAGS" in white capital letters below it.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
79	89

England & Wales

EU Directive 2002/91/EC

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Three circular icons: Facebook, Instagram, and a recycling symbol.

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