



Luscombe Maye

Since 1873

Richardson Drive, YEALMPTON, South Devon

Guide Price £565,000

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DESCRIPTION Set within a private cul-de-sac location between Yealmpton and Newton Ferrers, this property is positioned within a generous level plot, with additional resident owned grassland area. Many benefits include large driveway, garage, oil fired central heating, solar panels and double glazing.

The accommodation is well presented and spacious, and would make an ideal family home. Entrance hall leading into large living room boasting an attractive open fireplace with tiled surround, wooden mantelpiece and slate hearth, sliding patio doors lead into conservatory, internal glass folding doors take you into separate dining room with archway opening into a kitchen/breakfast room. Additionally there is a useful utility room and cloak/shower room. Upstairs there is a family bathroom, separate cloakroom and three spacious double bedrooms. There is a large loft space, accessed by a drop down ladder that offers scope for further potential accommodation, subject to obtaining the necessary planning consent.

The tranquil garden is attractively landscaped with a sunny terrace, perfect for alfresco dining, a greenhouse, arbour with an established climbing clematis and raised vegetable beds.

SITUATION Collaton Park is a small private estate of former RAF homes, situated midway between Yealmpton and Newton Ferrers within easy commuting distance of the City of Plymouth.

MANAGEMENT (Newton Park Management Company Limited) The commonly held grassland surrounding the properties are managed by the Management Company and each of the eight households is represented by one Director. The present maintenance charge is £30 a month and is set by the Directors.

Further Information As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

SERVICES & TENURE Oil for central heating and hot water, photovoltaic panel system providing substantial savings on electricity bills, mains electric, water and drainage. The property is Freehold. **Broadband** To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

What3Words ///height.palm.rides



2 Richardson Drive, Yealmpton, PL8 2NJ

Approximate Gross Internal Floor Area = 171.3 sq m / 1844 sq ft
 Garage Area = 12.9 sq m / 140 sq ft
 Total Area = 184.2 sq m / 1984 sq ft

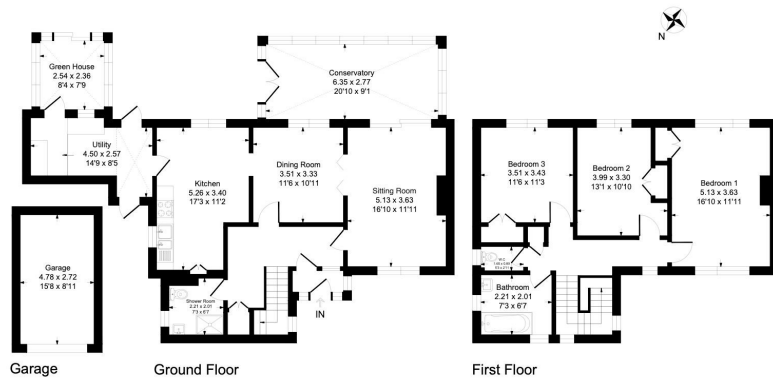
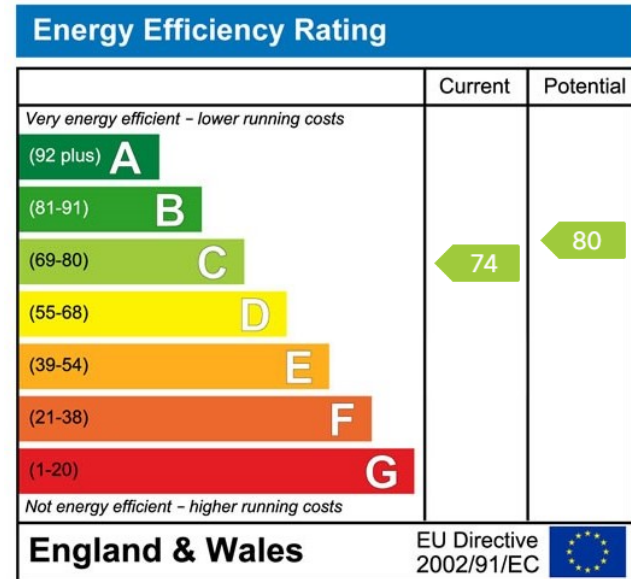


Illustration for identification purposes only, measurements are approximate, not to scale.

- Substantial Family Home
- Beautifully landscaped gardens with established shrubs and borders
- Conservatory
- Rural Views
- South Hams District Council Band E
- Garage and Driveway
- Solar Panels
- Three Double Bedrooms
- Scope for further Potential Accommodation (STPP)
- Peaceful Location on the Edge of a Thriving Village Community



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.