



Luscombe Maye

Since 1873

Yealm Road, Newton Ferrers, Devon

Guide Price £825,000

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DESCRIPTION Little Gara is a south facing, detached bungalow, nestled in secluded, level gardens and accessed via a driveway to a private parking area with a single detached garage to the side.

The property was extensively refurbished and extended in 2011 and comprises a spacious entrance hallway with the cloakroom and utility room. Open plan living room with feature fireplace with gas fire. Well fitted kitchen with Neff appliances, induction hob, integral dishwasher, twin electric ovens. Integral fridge and freezer. Open breakfast bar to the dining area with a south facing conservatory to rear garden and patio area. The property benefits from four double bedrooms including the master bedroom with en-suite bath and shower room. Family bathroom. Access to the loft from the hallway is via loft hatch and ladder. Loft is fully boarded with Velux roof window and contains gas combination boiler for heating and hot water on demand.

GARDENS Front garden laid out with terraces and rockeries, planted with a number of mature shrubs. A level pathway leading through vegetable garden, around further mature borders and down to level lawned garden to the side of the property with a fantastic detached garden studio with light and power. Beautifully planted shrub borders along the southern side of the bungalow lead to paved patio area and around the side of the property back to the front door. Outside tap. To the north-east corner of the property, a useful wooden workshop provides light and power.

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 Mains water, gas and electricity. Gas fired central heating. Private drainage with new treatment plant in 2024. Photovoltaic solar panels situated on the roof provides income from the grid.

TENURE Freehold with full vacant possession upon completion. The property is of standard construction.

LOCAL AUTHORITY AND COUNCIL TAX South Hams District Council Band E.



Little Gara, 65 Yealm Road, Newton Ferrers, Plymouth, Devon, PL8 1BJ

Approximate Gross Internal Floor Area = 134.6 sq m / 1450 sq ft
 Garage Area = 13.2 sq m / 142 sq ft
 Outbuilding Area = 8.9 sq m / 97 sq ft
 Total Area = 156.7 sq m / 1689 sq ft

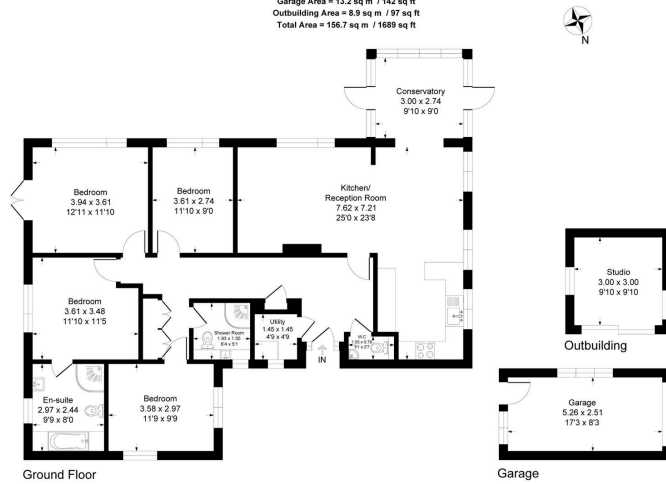


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached Bungalow.
- Open Plan Living.
- Conservatory
- Master Bedroom with En-Suite.
- Further Three Double Bedrooms.
- Family Bathroom plus Cloakroom.
- Utility Room.
- Level Garden.
- Detached Garden Studio and Single Garage.
- No Onward Chain.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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