



Luscombe Maye  
Since 1873



# Munro Avenue, Collaton Park, Nr Yealmpton

£395,000

3 1 1





A well presented, semi-detached home situated on a quiet cul-de-sac, in a private estate, and backing onto open countryside in an Area of Outstanding Natural Beauty. Permission has been granted for a two-storey extension providing additional reception room and primary bedroom with an en-suite bathroom, making this property is perfect for growing families.

The property is entered through a welcoming porch and hallway with downstairs cloakroom. There is a bright and inviting living room with feature fireplace. A generous kitchen/dining room is fitted with a variety of wall and base units, providing ample storage and worktop space. This dual aspect room has French doors opening onto the garden. Adjacent to the kitchen is a useful utility room with fitted cupboards and extensive shelving. Upstairs are three generous bedrooms, two with large built-in cupboards, and a family bathroom with roll-top bath and separate corner shower cubicle. A spacious boarded attic is accessed from the first floor landing, with fold down ladder and lighting, providing ample storage space.

The front garden is laid to lawn with a gravelled driveway providing parking for two vehicles. The enclosed, south-facing rear garden has a raised decking area, perfect for summer evenings, and a timber garden shed. Munro Avenue benefits from additional communal grounds with shared tennis court and orchard.

Residents of Collaton Park are shareholders of the Collaton Park Management Community Interest Company, which manages the communal grounds, visitors' parking area and roads. The charge for 2024/2025 was approximately £17 pcm.

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. A pedestrian footpath from Collaton Park through to Newton Ferrers links the two areas together and provides a safe walking route to the village. The Yealm Harbour authority manages moorings on the river Yealm estuary, for which this property is eligible (subject to terms/conditions).

Verified Material Information - further information available by scanning the QR code available in the images or by following the link <https://moverly.com/sale/MfS8nySHSCHK6A1qYBGmu9/view>



10 Munroe Avenue, Yealmpton, Plymouth, Devon, PL8 2NQ

Approximate Gross Internal Floor Area = 103.3 sq m / 1113 sq ft

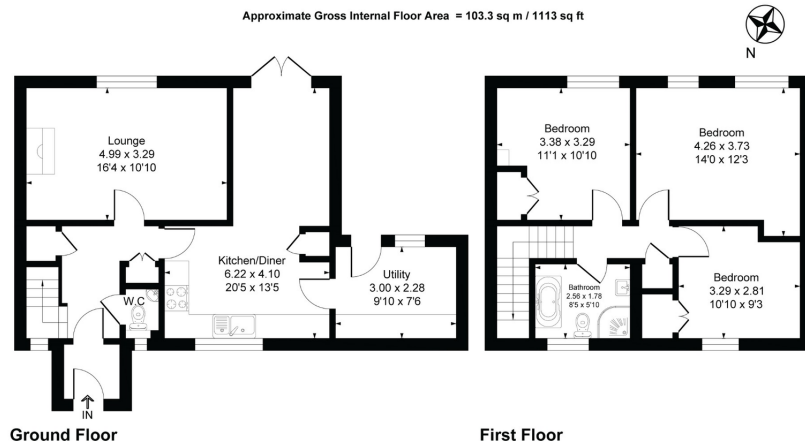
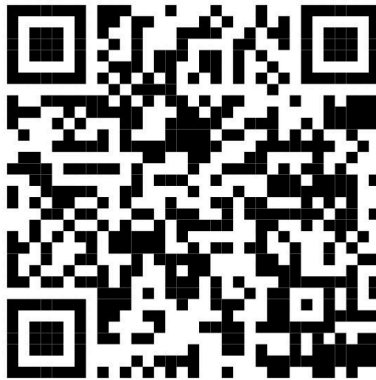


Illustration for identification purposes only, measurements are approximate, not to scale.

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Use the QR code for further "Material Information" about this home

- Semi-detached family home
- Small private parkland estate
- Driveway and Garden to front
- South Facing Rear Garden
- Solar Panels fitted to roof
- Lounge with open feature fireplace
- Council Tax Band C
- Extensive communal grounds and visitors' parking
- Semi-rural location in easy reach of Yealmpton and Newton Ferrers villages
- Planning Permission to Extend 4058/22/HHO

Address: 10 Munro Avenue, Yealmpton, PLYMOUTH, PL8 2NQ  
RRN: 1335-9429-5400-0706-5202

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



70

78

Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC

