



Luscombe Maye  
Since 1873



**Yealm Road, NEWTON FERRERS, South Devon**  
Offers In Region Of £795,000

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A modern village home, built in 2000 to a high specification and now offering bright, contemporary living space arranged over three floors. The property has proven to be a much loved main home with ample space for family-living in a convenient village location. The house would also function well as a holiday home.

The accommodation comprises a well appointed kitchen, a bright and airy living room with balcony enjoying views to the estuary and additional galleried reception room with vaulted ceiling. There are three spacious double bedrooms, the primary benefitting from a dressing room and en-suite shower room, family bathroom and a single bedroom that could also make an ideal study. From this fourth bedroom there is an easily accessible loft space, that provides excellent storage. Each floor has been thoughtfully laid out to make the most off the natural light and the home's long, south facing vistas through to beautiful tidal estuary of the River Yealm.

Privacy and seclusion have been enhanced with sensitive landscaping of front and rear grounds creating a glorious and unexpected garden. To the front of the property, driveway parking for several vehicles and generous sized single garage. Pathways, bordered with raised beds, lead to a private front terrace with roof terrace over garage, and to rear gardens which extend over several terraces up to the service lane off Wrights Lane. The rear garden is beautifully landscaped to provide sitting areas, raised borders, lawn and upper level with access off the service lane providing useful parking for boats. Single garage with light and power. Parking for two cars.

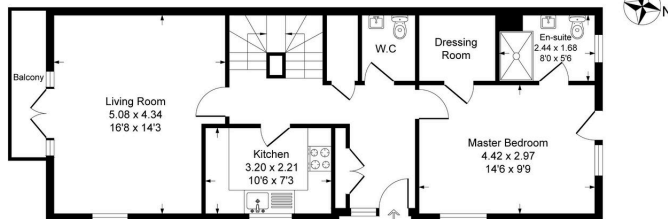
**VERIFIED MATERIAL INFORMATION** To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/TsSUZDmfpQvfGKTVKZHiNe/view>) . Alternatively, you can contact our team for this information.

Council tax band: E Tenure: Freehold



50A Russell, Yealm Road, Newton Ferrers, Plymouth, Devon, PL8 1BQ

Approximate Gross Internal Floor Area = 123.0 sq m / 1322 sq ft



Ground Floor



Lower Ground Floor

First Floor

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



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

- Semi Detached House
- 3/4 Bedrooms
- Galleried Sitting Room with Balcony
- Comprehensively Fitted Kitchen
- Primary Bedroom, Dressing Room, Ensuite
- Sitting Area with views
- South Facing, Light and Airy
- Garage and Driveway Parking
- No Onward Chain

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 70                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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