



**Connells**

Tappers Lane  
Yealmpton Plymouth



## Property Description

Situated in the highly desirable village of Yealmpton, this modern three-bedroom home offers the perfect blend of contemporary living and community charm. Available on a shared ownership basis, this well-presented property is an ideal opportunity for first-time buyers or those looking to step onto the property ladder, with a 40% share now available to purchase.

The ground floor features a bright and welcoming lounge, providing a comfortable space for relaxing or entertaining. The modern kitchen offers ample storage and worktop space, while the convenience of a downstairs W.C. adds to the practicality of the home.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation. A contemporary family bathroom completes the first floor.

Externally, the home benefits from a good-sized rear garden, ideal for outdoor dining or a safe play area. In addition, the property includes an allocated parking space, ensuring convenience for residents.

Located in a sought-after and well-connected area, this home offers modern living within a friendly village setting—an excellent opportunity not to be missed!

## Entrance Hall

Stairs rising to the first floor. Storage cupboard.

## Living Room

15' 4" x 12' 10" ( 4.67m x 3.91m )

Spacious living room with room for a dining table and chairs. Double glazed window and a uPVC double glazed door to the rear, opening out to the garden. Radiator.

## Kitchen

11' 1" x 8' 6" ( 3.38m x 2.59m )

A range of matching wall and base units with worktops above. Inset stainless steel sink and drainer with mixer tap. Integrated oven and gas hob with extractor fan above. Space and plumbing for a washing machine. Integrated dishwasher and fridge freezer. Radiator. Double glazed window to the front elevation.

## Downstairs W.C.

Low level w.c. and a ash hand basin.

## Upstairs Landing

### Bedroom 1

15' 7" max x 13' 8" max ( 4.75m max x 4.17m max )

Two double glazed windows to the front elevation. Radiator.

### Bedroom 2

11' 5" max x 9' 11" max ( 3.48m max x 3.02m )

max )

Double glazed window to the rear elevation.  
Radiator.

### Bedroom 3

11' 5" max x 6' 3" max ( 3.48m max x 1.91m max )

Double glazed window to the rear elevation.  
Radiator.

### Bathroom

Panel bath with shower above, low level w.c  
and a pedestal sink.

### Outside

The property has an enclosed rear garden which has a patio area with the rest being laid mainly to lawn. There is also an allocated parking space.

### Agent's Note

A right of way  
exists, please contact the branch  
for further details.

### Agent's Note

This property is currently under shared ownership in conjunction with Sovereign Housing Association who have criteria for any purchase. The advertised

price is for the sellers 40% share. £427.94 per month is paid to the Housing Association as rent for the retained share. Service Charge is £55.36 per month. Please

contact Sovereign Housing Association for

guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

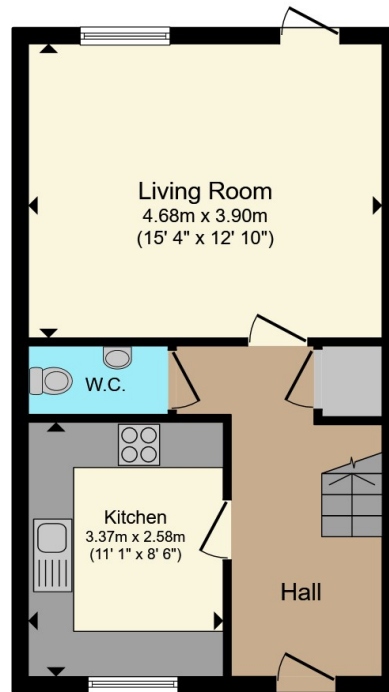
### Agent's Note

Any accepted applicant must meet the local connection policy, meaning they must have lived or have worked in the county of Devon for 3 years prior.

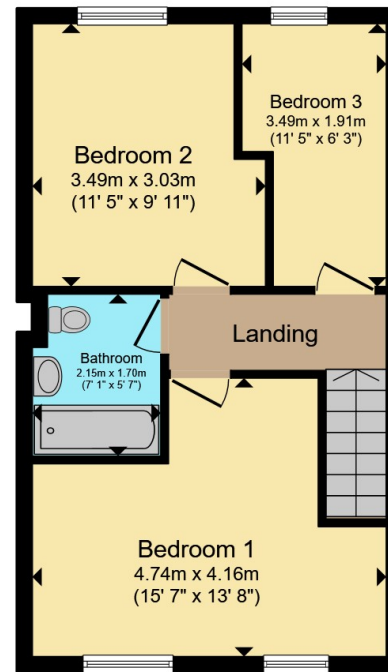








**Ground Floor**



**First Floor**

Total floor area 78.3 m<sup>2</sup> (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 481 577**

**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymouth  
PLYMOUTH PL9 7AW

EPC Rating: C Council Tax Band: C

Service Charge: 664.32 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLK307251](http://connells.co.uk/Property/PLK307251)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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