



Luscombe Maye

Since 1873

Elm Tree Park, Yealmpton, Devon

3 1 3



A three-bedroom detached bungalow, offered to the market vacant and with no onward chain, occupying a highly sought-after position in the heart of Yealmpton. This appealing property presents an excellent opportunity for those looking to modernise and create a home tailored to their own taste and requirements.

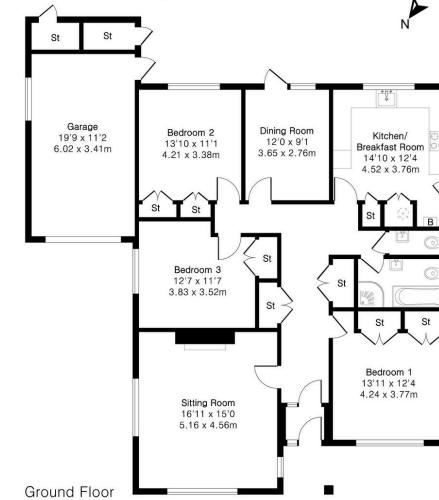
The accommodation is well-proportioned throughout and comprises a welcoming sitting room, kitchen/breakfast room, separate dining room, three bedrooms, bathroom and an additional WC. The layout offers flexibility and scope for reconfiguration, subject to the necessary permissions, making it an ideal purchase for renovation enthusiasts or those seeking single-level living in a desirable village setting.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. To the rear is a generous south-facing enclosed private garden, offering a sunny and secluded outdoor space with excellent potential for landscaping and extension of the living accommodation (STPP).

Situated in the popular South Hams village of Yealmpton, the property enjoys a peaceful yet convenient location with local amenities, countryside walks, and transport links all within easy reach. This is a rare opportunity to acquire a detached bungalow in a prime village setting, with significant potential to improve and add value.

Approximate Gross Internal Area 1342 sq ft - 125 sq m
(Excluding Garage)

Garage Area 259 sq ft - 24 sq m




PINK PLAN

Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure soon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- Detached 3 bedroom bungalow in sought-after village location
- South-facing enclosed rear garden providing a private and sunny outdoor space
- Flexible accommodation with potential
- Garage & driveway providing off-road parking
- Offered vacant with no onward chain
- Excellent opportunity for modernisation and improvement
- Bathroom plus separate additional WC
- Situated within a popular cul-de-sac in the heart of Yealmpton



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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