



Luscombe Maye

Since 1873

Yealmbridge, Yealmpton, Devon

Guide Price £650,000

4 2 1



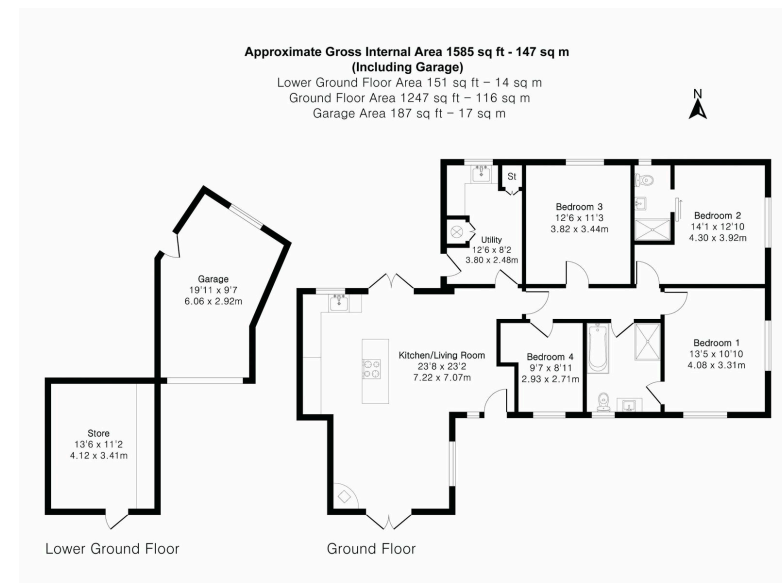
Nestled on the outskirts of the desirable village of Yealmpton, this beautifully presented four-bedroom home offers spacious and versatile living, perfect for modern family life.

Upon entering, you are greeted by a welcoming atmosphere that flows through to the generous open plan reception room, providing ample space for relaxation and entertaining. The carefully designed layout ensures a comfortable and practical living experience. An open-plan kitchen with an island and ample storage feels spacious, social, and highly functional. The room flows seamlessly into the surrounding living or dining areas, with no dividing walls, allowing natural light to travel freely across the space. Large windows brighten the area, making the space feel like home.

The property boasts four double bedrooms, offering flexibility for a growing household or dedicated home office space. Two modern bathrooms cater to the needs of the household, ensuring convenience and comfort for all.


Outside, the property features a single garage, providing secure parking and additional storage, additional easily accessible under-house storage, perfect for everyday items and larger equipment. The large garden is a fantastic outdoor retreat, perfect for alfresco dining on the terrace located to the front of the property. The garden surrounds the home to incorporate flower beds and lawns creating a wonderful recreation, or simply enjoying the tranquil surroundings. This home combines generous interiors with excellent outdoor potential. A lovely spot.

This thoughtfully rebuilt home blends modern efficiency with timeless character, creating a comfortable and economical living environment. Designed with sustainability in mind, the property is equipped with an energy-efficient heat pump, providing low-cost, environmentally friendly heating throughout the year. The property also benefits from an exceptional EPC rating of A+, reflecting outstanding energy efficiency and impressively low running costs.



Floor plan 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 icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	101	101
(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	

- Sold with no onward chain
- The property boasts an exceptional EPC rating of A+
- Delightful open plan home, set in its own grounds
- Located on the outskirts of Yealmpton
- Four double bedrooms & two bathrooms
- Utility room with access to the garden
- Designed with sustainability in mind, with an energy-efficient heat pump.
- Electric gated entrance
- Well stocked garden surrounding the home
- ample driveway parking



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.