

2 Church Park Road, Yealmpton, Plymouth, PL8 2EY

LANG TOWN
& COUNTRY
SALES





Price £325,000

Situated in an established residential location, 2 Church Park Road offers an excellent opportunity for buyers looking for a spacious family home in a peaceful village setting, whilst remaining conveniently positioned for local amenities, schools and the beautiful South Devon countryside.

The property enjoys generously proportioned accommodation throughout, with a practical layout that provides plenty of natural light and comfortable living space. The ground-floor accommodation centres around a spacious dual-aspect lounge/dining room, a particularly appealing feature of the home. The lounge area benefits from a lovely log-burning stove, creating a warm and welcoming focal point, ideal for relaxing during the colder months. The dining area enjoys plenty of natural light, with patio doors opening directly onto the enclosed westerly-facing rear garden. This provides a lovely connection between the indoor and outdoor spaces, making it ideal for family living and entertaining. The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space.

On the first floor, the property continues to impress with three generously proportioned double bedrooms, offering excellent accommodation for families or those requiring additional space for guests or working from home. The bedrooms are served by a family bathroom, with the added convenience of a separate WC.

Externally, the property benefits from a driveway to the front, providing off-road parking and access to the garage. To the rear is a delightful, enclosed westerly-facing garden, enjoying a favourable aspect for the afternoon and evening sunshine. The garden provides an ideal space for families, outdoor dining or simply relaxing during the warmer months. A timber-built workshop offers useful additional space, perfect for hobbies, storage or those requiring a practical workspace.

Yealmpton is a picturesque and highly regarded village situated in the heart of the South Hams, surrounded by beautiful Devon countryside and conveniently located approximately seven miles from Plymouth. The village offers an excellent range of everyday amenities, including a local convenience store, post office, traditional public houses, cafés and other independent businesses, together with a well-regarded primary school. For families, Yealmpton Primary School is conveniently located within the village, whilst further schooling options can be found in the surrounding areas. The village is ideally positioned for those who enjoy the outdoors, with an abundance of countryside walks and easy access to the beautiful River Yealm and the nearby waterside villages of Newton Ferrers and Noss Mayo. The stunning South Devon coastline, including the beaches at Wembury and Mothecombe, is also within easy reach, providing excellent opportunities for coastal walks, swimming and outdoor activities. Yealmpton benefits from convenient road links via the A379, providing access to Plymouth, Modbury and the wider South Hams area. The nearby town of Ivybridge offers additional shopping facilities and a mainline railway station. With its welcoming village atmosphere, beautiful surroundings and excellent accessibility, Yealmpton remains a particularly desirable location for families and those seeking a balance between countryside living and everyday convenience.

To view this property call Lang Town & Country Estate Agents on 01752 456000

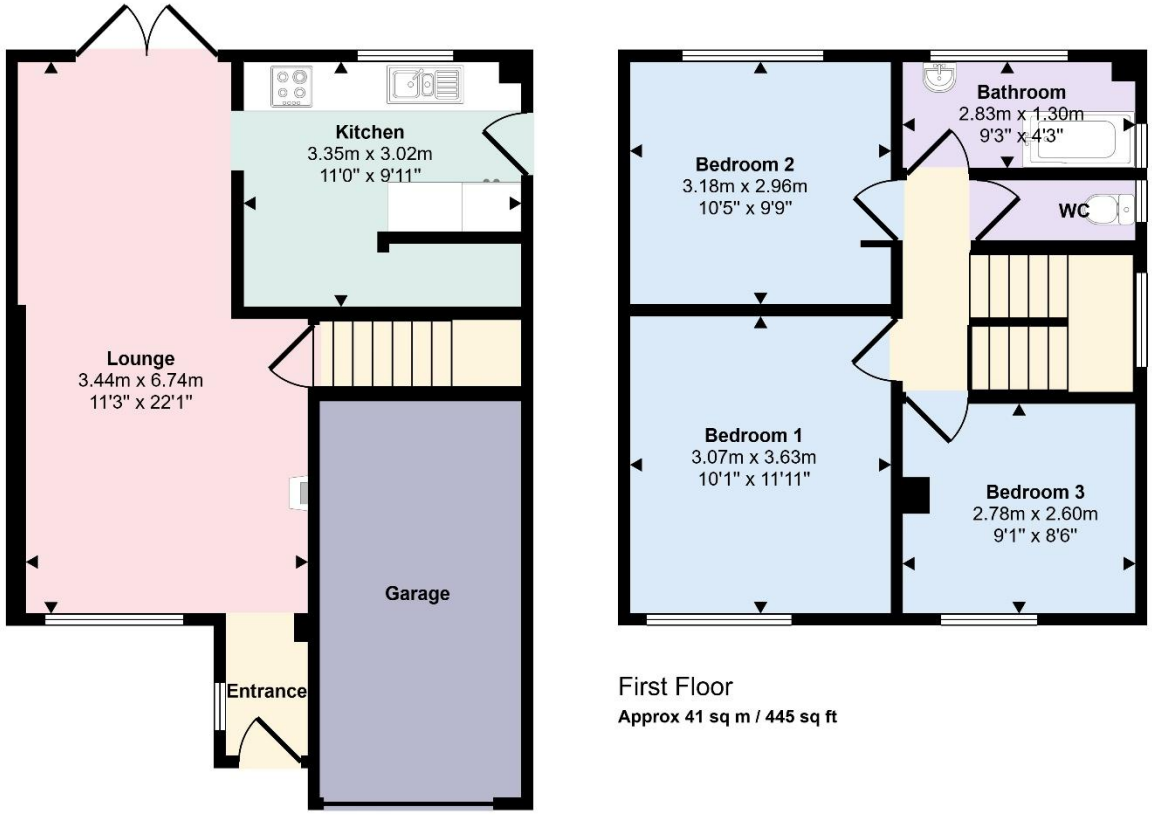








Approx Gross Internal Area
90 sq m / 970 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft

First Floor
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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