

9 MUNRO AVENUE YEALMPTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

9 Munro Avenue | Collaton Cross | Yealmpton | Plymouth | PL8 2NQ

This is a home that feels instantly easy to be in, light, bright and genuinely cheerful, with a warmth to it that comes through the moment you step inside. It's been looked after and improved in all the right ways, but it still feels homely rather than "done for show".

What really sets it apart is the position. The house backs directly onto open fields, and the orientation has been made the most of so that the green outlook becomes part of everyday life. The main living spaces and garden feel connected to that sense of openness, giving the whole place a calmer, more spacious feel than you'd expect.

Outside, the garden is a standout for both size and usability. There's plenty of room to grow vegetables and plants. Closest to the house, a decked seating area is perfectly placed for sunshine — an easy spot for morning coffee, long lunches, or simply sitting out and taking in the view across the fields.

Set within the private estate of Collaton Park, you're also well placed for village life in Yealmpton and Newton Ferrers, with the added benefit of the pedestrian link into Newton Ferrers.

Energy efficiency has been a clear focus too, with an EPC rating D, a recently installed electric central heating system (2023) and additional solar roof panels added in 2024, helping to create a more efficient home.

Collaton Park sits neatly between Yealmpton, Newton Ferrers and Noss Mayo, placing you within easy reach of three villages that cover everyday life brilliantly. Yealmpton is well set up for routine needs, while Newton Ferrers and Noss Mayo bring the coastal pace the area is known for, with sailing on the Yealm and access to the South West Coast Path. Plymouth is also comfortably within reach for wider schooling, shopping and waterside life around the Sound.

The ground floor has a natural flow that works day to day. You arrive into a central hall with useful storage tucked away, and there's a cloakroom that's ideal for guests and family life.

The kitchen is well considered and practical. From here, the house opens into the main living spaces: a dining area, with an archway linking through to the sitting room. A wood-burner forms the focal point, and French doors draw you straight out to the rear deck, with the countryside beyond.

A utility room sits to the side of the kitchen, adding that extra bit of flexibility that makes such a difference — laundry, storage and a door out to the garden.

Upstairs are three bedrooms and a shower room. Two of the bedrooms take full advantage of the rear outlook, with fitted wardrobes already in place, while the third bedroom sits to the front and also has built-in storage. The shower room is well finished, with a generous walk-in style shower and a modern basin with storage beneath.



Property Details

Services:	Mains water, electricity and drainage. Electric central heating.
EPC Rating:	Current: D - 58, Potential: D - 64, Rating: D
Council Tax:	Band C
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Directions

From the A379 in Yealmpton, turn left at the crossroads into Yealmbury Hill and then continue on the B3186 in the direction of Newton Ferrers for approximately 1½ miles and you will see a sign for Collaton Cross. Turn left into Whittingham Road and take the second left onto Munro Avenue.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

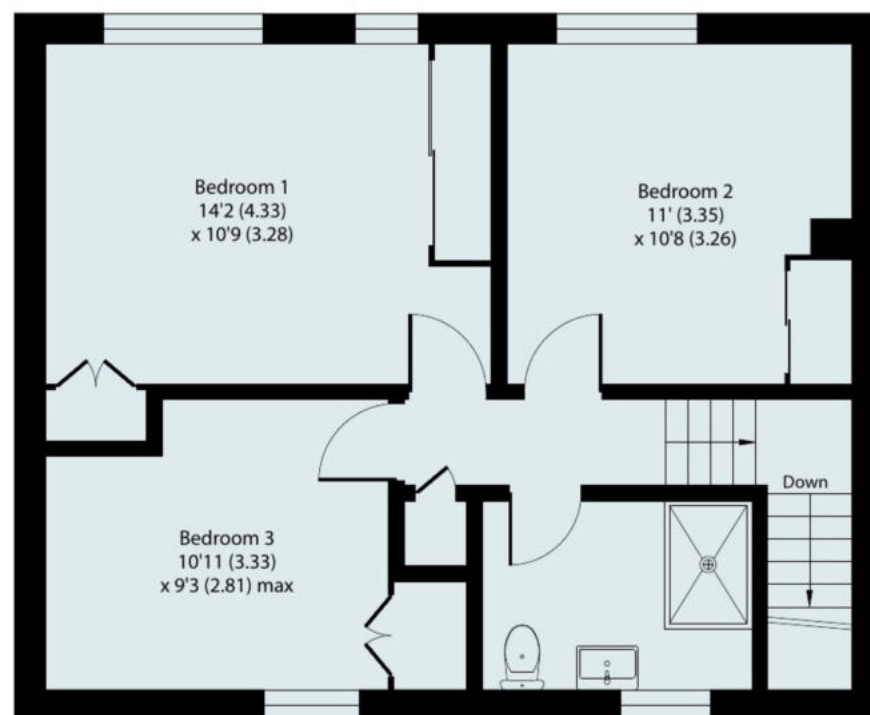
- Mains water (metered), electricity and drainage connected
- Collaton Park Management CIC: currently £17.00 per calendar month
- Council Tax Band C
- Potential to extend over the utility space or explore a loft conversion (subject to consents)
- EPC D



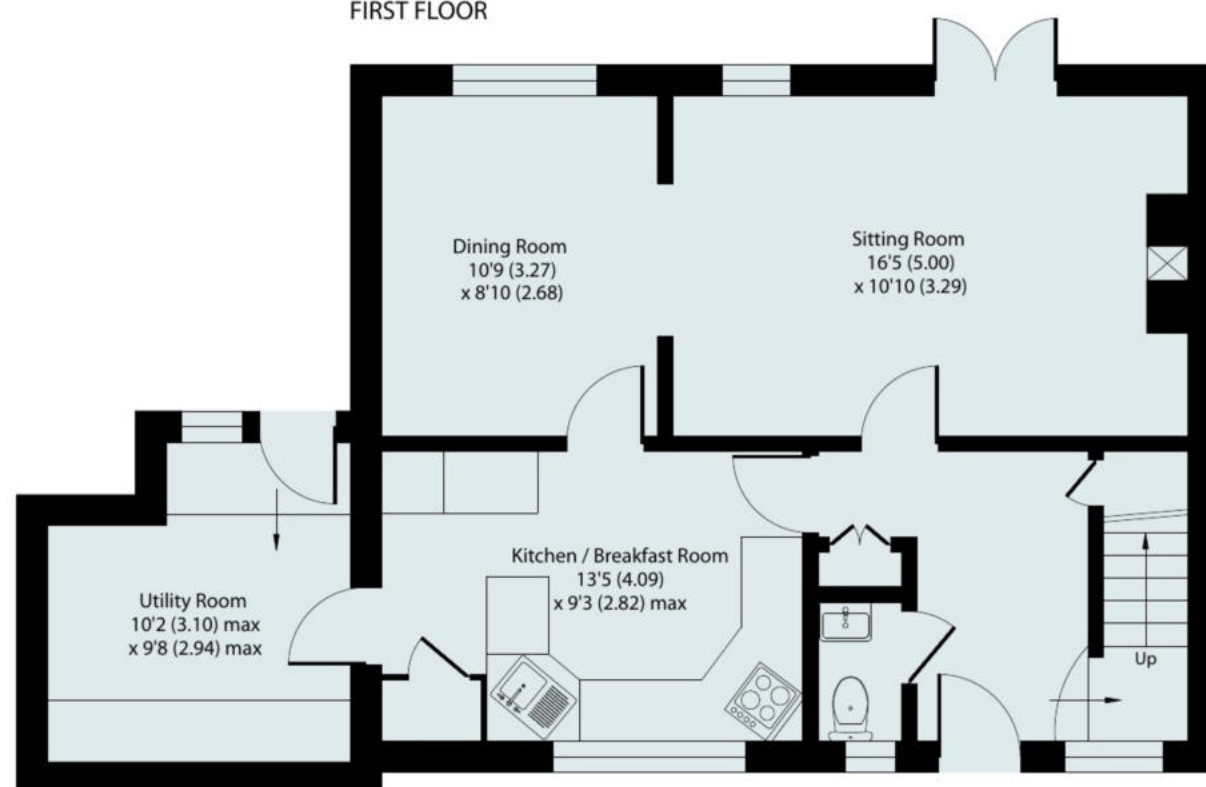


Approximate Area = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Marchand Petit Ltd. REF: 1384828

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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