



Luscombe
Maye Since 1873
For Sale
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luscombemaye.com

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The Borough, Yealmpton, Devon

£475,000 to £500,000

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Guide Price £475,000 to £500,000 A beautifully presented three-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the heart of sought-after Yealmpton, offered with no onward chain.

Situated within easy reach of local amenities, this spacious and versatile single-level home is ideally suited to those seeking a peaceful village lifestyle.

The property welcomes you via an inviting entrance hall leading to a generous lounge, perfect for relaxing or entertaining. The well-appointed kitchen/diner provides ample workspace and room for dining, complemented by a separate utility room offering additional storage and practicality.

To the rear, a delightful conservatory enjoys views over the garden and provides an additional reception space filled with natural light.

There are three well-proportioned bedrooms, including a main bedroom benefitting from its own ensuite shower room. The remaining bedrooms are served by a modern bathroom.

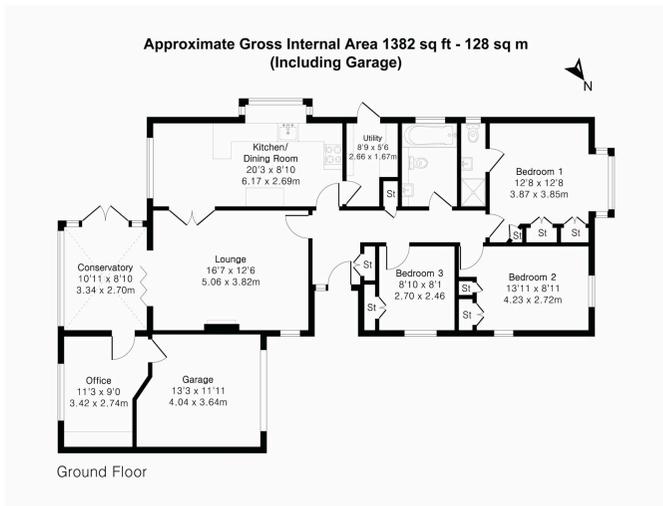
Externally, the property boasts a private south-facing rear garden – ideal for enjoying sunshine throughout the day – offering a combination of lawn and patio areas perfect for outdoor dining and relaxation.

The garage has been partially converted to the rear to create a useful home office space, ideal for remote working or hobbies, while retaining storage to the front. Driveway parking is also available.

Offered to the market with no onward chain, this fantastic home presents an excellent opportunity for a smooth and straightforward purchase in a highly regarded South Hams village setting.

Early viewing is highly recommended to fully appreciate the lifestyle on offer.



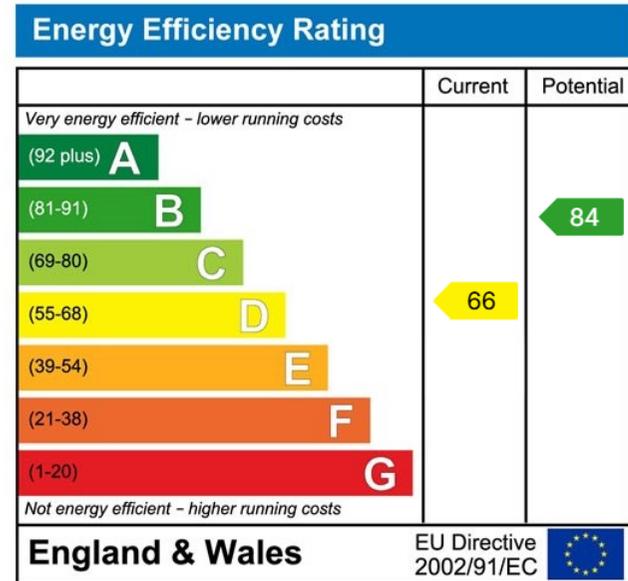


PINK PLAN

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



- Guide Price £475,000 to £500,000
- Offered with no onward chain for a plain-dealing purchase
- Kitchen/diner with ample workspace and room for dining
- Main bedroom with ensuite shower room
- Garage partially converted to create a home office, with remaining storage space
- Three-bedroom detached bungalow in a quiet cul-de-sac in the heart of Yealmpton
- Generous lounge providing a bright and comfortable living space
- Separate utility room for additional storage and practicality
- Conservatory overlooking the south-facing rear garden
- Driveway parking and established garden, ideal for outdoor relaxation and entertaining



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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