



5 Brook Mead



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Yealmpton, Plymouth, PL8 2FF

Plymouth approx. 7 miles Exeter approx. 40 miles

A well-presented, light and spacious family home offering versatile accommodation over three floors along with double garage and parking. Situated in the peaceful and well-regarded South Hams village of Yealmpton.

- Six Bedroom Detached House
- Large Kitchen/Diner
- Sitting Room & Separate Study
- Three Bathrooms
- Attractive Enclosed Rear Garden
- Double Garage with Adjacent Parking
- Sought After Village Location
- Freehold
- Council Tax Band F

## Guide Price £490,000

Yealmpton is a delightful village with a thriving community situated within the glorious South Hams countryside. The village offers a range of amenities including Doctors, Dentists, village shop, public houses and an OFSTED rated 'Good' primary school. Dartmoor National Park and stunning local beaches can be found close by. The yachting haven of Newton Ferrers is a short drive, as are local golf courses. Plymouth is an easy commute offering a range of leisure, shopping and educational facilities, which include Devonport High School for Girls, Devonport High School for Boys, Plymouth College and the University. The train station runs a three-hour direct service to London Paddington.

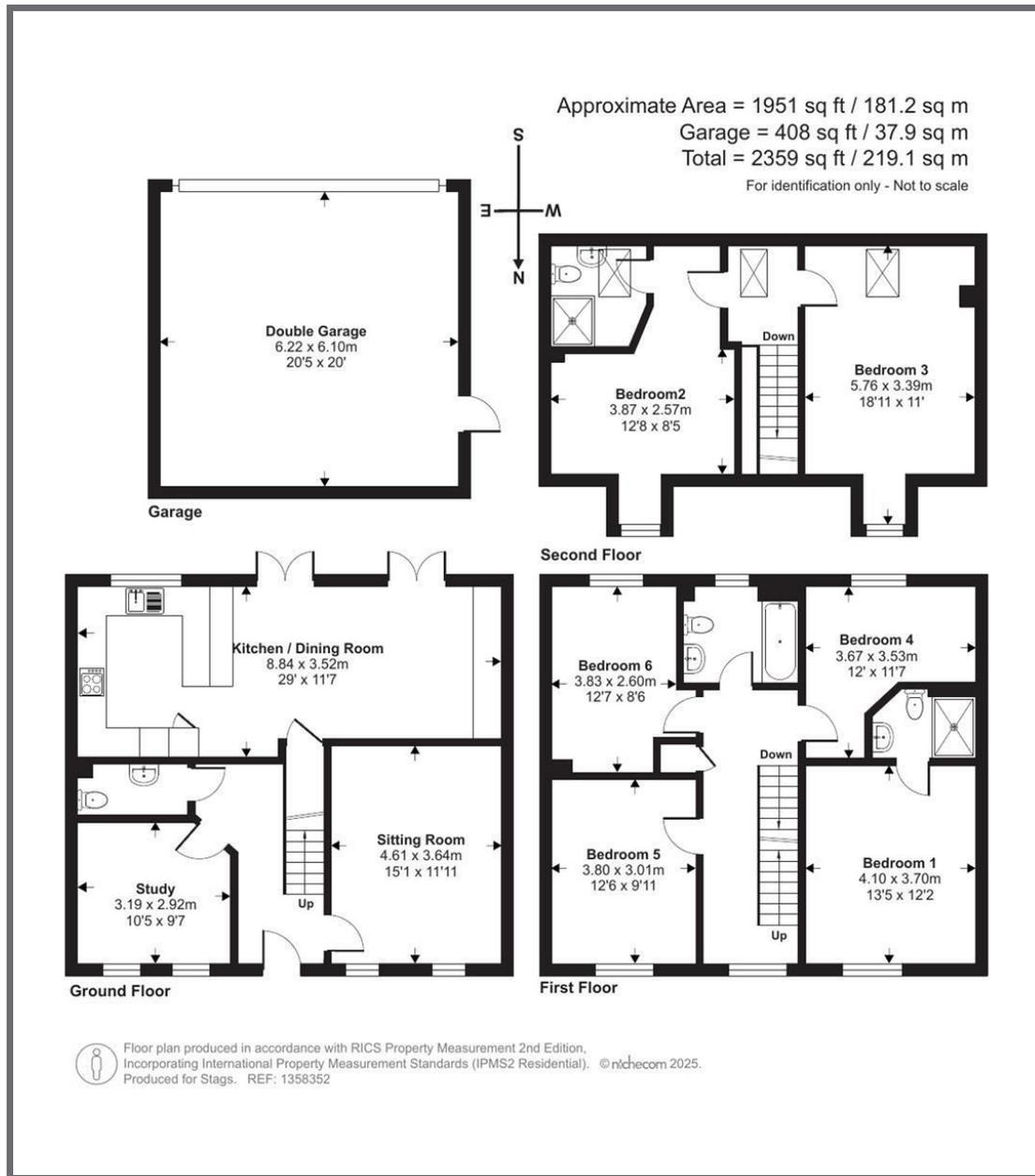
This fantastic family home, offers light and versatile accommodation set over three floors, comprising spacious kitchen/diner, downstairs cloakroom, study and sitting room to the ground floor, the first floor landing gives access to a family bathroom, four double bedrooms – Master bedroom with En-suite shower room. A further staircase to the second floor leads to another two double bedrooms – one with En-suite facilities. The property is situated on a pleasant plot with an attractive, enclosed rear garden and a double garage with adjacent parking.

Mains Electric, Gas, Water & Drainage. Superfast broadband. No flood risk. 02 & Vodafone are likely at the property based on the latest data available to Ofcom. There is a management company to maintain the grounds. Approx £300 per year.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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