

jean
goodman

Jean Goodman Ltd



Yealm Park, Yealmpton **Price £185,000 Freehold**

A well presented and spacious three bedroom family home with garage and level garden in a popular village within easy commuting distance from Plymouth. The accommodation briefly comprises a porch, entrance hall, sitting room open to the dining room, kitchen, first floor landing, two double bedrooms and a single bedroom and a bathroom. For sale with no onward chain.

The village of Yealmpton is situated on the A379 Plymouth to Kingsbridge road and has a primary school, church, pubs and a cafe, local shops and a farm shop and a petrol station. It is a short drive from the pretty sailing village of Newton Ferrers and the beautiful South Devon coastal path.

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An enclosed, glazed porch with windows to each side leads to the

Hall

With stairs to the first floor, built in coats cupboard, storage below stairs and doors to the sitting room and kitchen. A further door below the stairs leads to the

Cloakroom

With obscured window to the side, corner wash hand basin with tiled splashback and WC.

Sitting Room

A light and airy room with large window to the front and stone fireplace with flame effect fire and matching TV and display shelves to the alcoves. A broad archway leads to the

Dining Room

The dining area has ample space for a family sized dining table, patio doors to the rear and an opening to the

Kitchen

With bay window overlooking the rear garden and glazed door to the side passage, the kitchen is fitted with a range of wall and floor units with stone effect work surfaces, a white composite one and a half bowl sink unit with mixer tap, four burner gas hob with built in electric oven below. and a wall mounted electric water heater. There are spaces below the work surface for dishwasher and washer/drier and a space for a fridge freezer.

First Floor Landing

A light landing with window to the side, built in linen cupboard, access to the loft and doors to other rooms.

Bedroom One

A double bedroom with window to the front aspect and a range of fitted wardrobes and drawer units.

Bedroom Two

A double bedroom with window overlooking the rear garden, two double fitted wardrobes and a dressing table unit.

Bedroom Three

A single bedroom with window to the front aspect and shelf over the stairs.



Bathroom

With obscured windows to the side and rear, the partly tiled bathroom has a built in shower cubicle with Triton electric shower, panel bath with mixer tap and wash hand basin mounted atop a cabinet, WC, mirror and wall mounted fan heater.

Garage

With cantilever door, window to the rear, side pedestrian door, power and electric lighting.

Outside

The front garden has a slightly raised gravel bed and a concrete path to the front door which extends to the left of the property and a door to the side passage. In front of the garage, which adjoins the passage is a parking space. To the rear is a large paved patio separated from the remainder of the garden which is mainly laid to lawn.

Council Tax

Council Tax Band B

Energy Rating

EPC Band D

Services

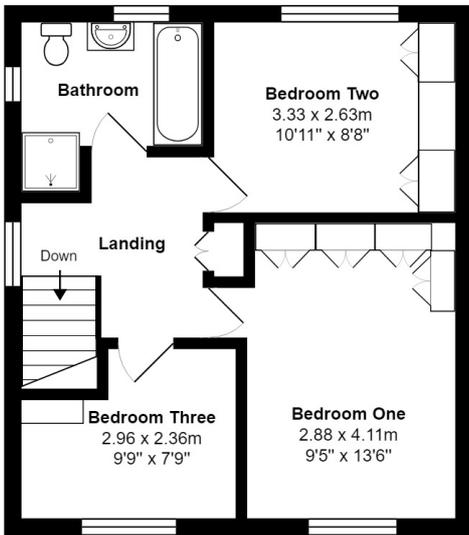
Mains gas, electricity, water and drainage.

Agents Note

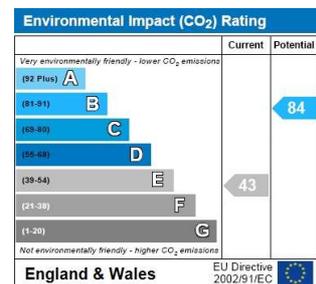
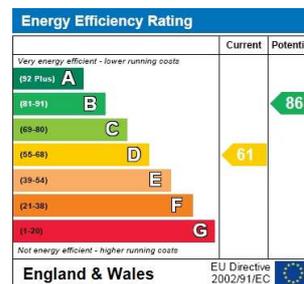
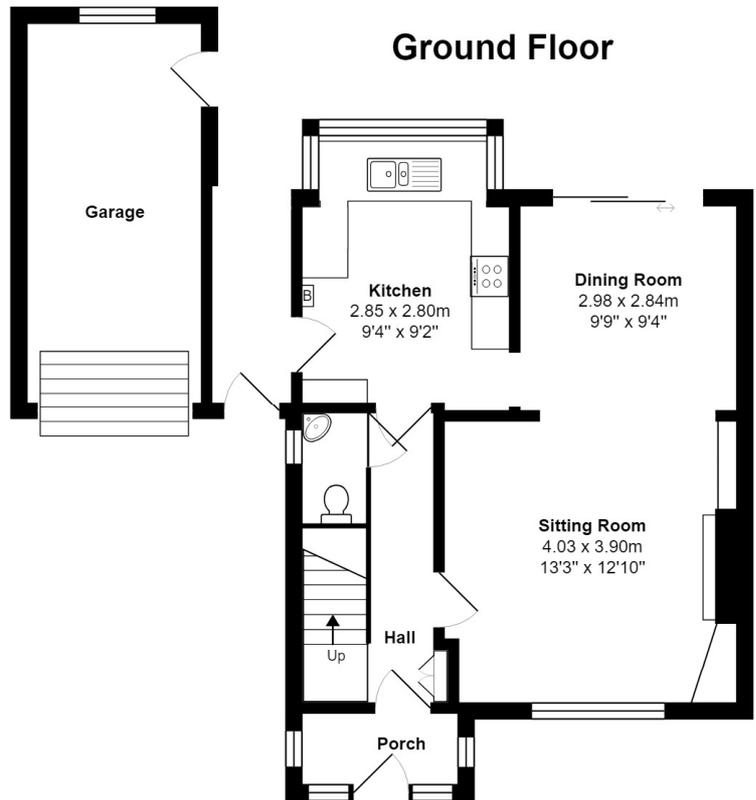
We understand that this property is subject to the Devon Covenant whereby potential buyers will have to prove that they have lived or worked in Devon for the previous three years prior to the sale or a cumulative total of seven years in the last 20.



First Floor



Ground Floor



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.