



**DC**  
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Yealmpstone Drive, Plymouth, PL7 1HE  
Offers Over £300,000 Freehold

 4  2  1  C





Offers Over £300,000

# Yealmpstone Drive

Plymouth, PL7 1HE

- Semi Detached Family Home
- Popular Plympton Location
- Spacious Accommodation
- Utility Room
- Driveway Ample Parking
- Four Bedrooms
- Well Presented
- Bathroom & Shower Room
- Generous South Facing Garden
- Council Tax Band C

DC Lane are delighted to present this impressive four bedroom semi detached family home located in desirable Plympton, close to excellent schooling, local amenities and with easy access to the A38 and all major routes.

Tastefully presented throughout the accommodation comprises of hallway, lounge with modern fire leading into the kitchen/diner with contemporary gloss kitchen cabinets, space for a large table and chairs and two sets of doors providing direct access to the garden, this excellent space is perfect for entertaining. The garage has been cleverly converted into a spacious bedroom with en suite shower room, ideal for multi generational living or guest suite, building compliance certificates are available.

Stairs rise to the first floor where there are two double bedrooms, one with built in wardrobes and a single bedroom served by a well appointed bathroom with shower over the bath, contemporary vanity unit and w/c. The loft has a pull down ladder and is mostly boarded.

The south facing low maintenance rear garden is generous in size and tiered with various seating areas for different moods and occasions, this certainly is a garden for enjoyment. The decked terrace that spans the width of the property and the utility room/bar is conveniently accessed from the terrace. There is an artificial lawn, secluded decked area with electric point ideal for a hot tub, a lower decked area, timber shed and an aviary surrounded by panelled fencing. Below the terrace is a full head height large storage area. A brick paved driveway at the front of the property can accommodate multiple vehicles.

We believe this property would appeal to a wide audience including young families drawn to the highly sought after school catchment area. In excellent decorative order and filled with natural light throughout a viewing is highly recommended to appreciate this tastefully presented property.



## Ground Floor

Lounge	10'9" x 14'5" (3.30 x 4.40)
Kitchen/Diner	17'1" x 10'11" (5.22 x 3.35)
Bedroom Three	7'6" x 13'9" (2.31 x 4.20)
En Suite	7'6" x 3'8" (2.31 x 1.14)
Utility Room	7'6" x 5'10" (2.31 x 1.78)
First Floor	
Bedroom One	10'2" x 13'1" (3.10 x 4.01)
Bedroom Two	9'1" x 12'3" (2.79 x 3.74)
Bedroom Four	6'5" x 9'9" (1.96 x 2.98)
Bathroom	7'5" x 6'2" (2.27 x 1.88)





## Directions

At Marsh Mills roundabout, take the 3rd exit onto the A38 slip road to Exeter/Paignton/A385 0.6 mi Merge onto Devon Expy/A38 2.6 mi Take the B3416 exit towards Plympton 0.3 mi Turn left onto B3416 384 ft Slight left towards Ridgeway 174 ft Continue onto Ridgeway 56 ft Turn left onto Wolverwood Ln 1.0 mi Turn right into Yealmpstone Drive and the property can be found on the left.

**Council Tax Band: C**

## Scan for Material Information

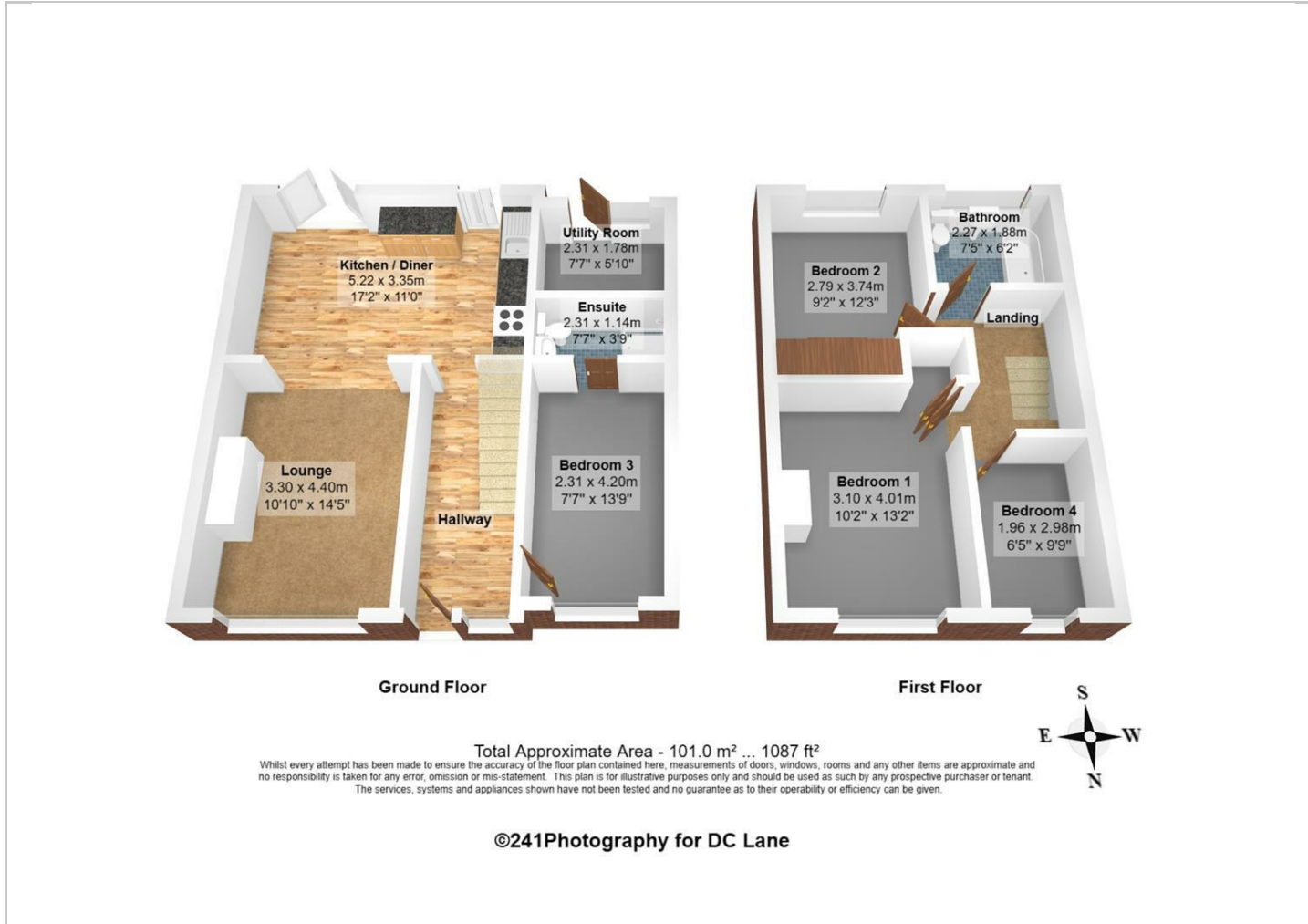




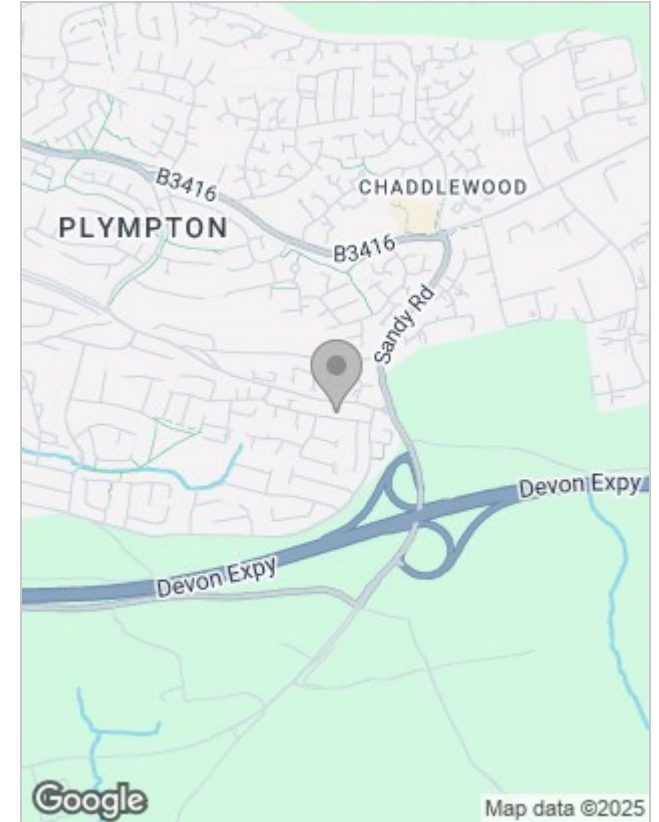




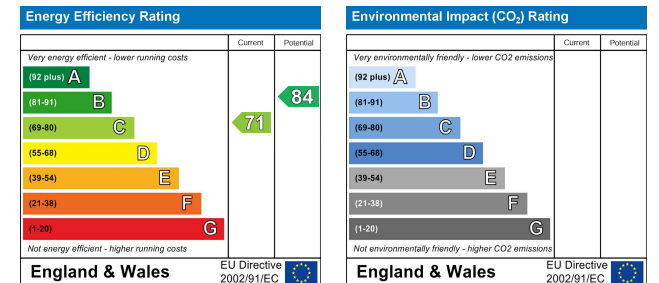
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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