

4 ELM TREE CLOSE YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



4 Elm Tree Close | Yealmpton | Plymouth | Devon | PL8 2EX

An immaculately presented south-facing mid-terrace home, perfectly positioned in the very heart of Yealmpton – a vibrant and sought-after South Hams village. With its south-facing aspect, central location, and beautifully maintained interiors, this home offers a rare blend of convenience, charm, and comfort in one of Devon's most desirable villages.

This delightful property offers an exceptional lifestyle opportunity, being just a stone's throw from an array of local amenities. Within mere yards, you'll find the village Post Office, general stores, a hairdresser, an optician, and the convenient health centre with dispensary. For socialising and dining, you're spoilt for choice with both the characterful Rose and Crown and the welcoming Volunteer pubs just around the corner. The village is well-served by a regular bus route, providing easy access to Plymouth City Centre, the charming town of Modbury, and beyond. Yealmpton is home to two active churches and a well-respected primary school, making it ideal for families and those seeking a peaceful yet connected lifestyle.

Upon entering the home, you're welcomed by an inviting entrance hall which flows seamlessly into the spacious open-plan sitting and dining room — a perfect setting for entertaining or relaxing. At its heart, a recently installed feature fireplace creates a warm and cosy focal point, ideal for quiet evenings in. The living space leads through to a stylish and comprehensively equipped Howdens fitted kitchen/breakfast room, which has been remodelled and extended to create a bright and functional culinary hub. With ample storage and work surfaces, it combines practicality with modern design. Upstairs, a light-filled landing/upper hallway provides direct access to the rear garden — a unique and convenient feature. The first floor offers three generously sized double bedrooms, a well-appointed family bathroom, and a separate utility room, ensuring day-to-day tasks are kept neatly out of sight, with far-reaching views over the village rooftops and out towards gently rolling fields and woodland. The rear, north facing garden has been recently redesigned and landscaped to offer a low-maintenance yet attractive outdoor space, ideal for summer barbecues, or simply unwinding. It's a private haven that beautifully complements the charm and practicality of the interior. There is residents parking just outside and space in front of the garage allowing space for 2 cars.



Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

Property Details

Services: Mains water, electricity, gas and drainage. Worcester boiler gas fired central heating.

EPC Rating: Current: C - 74, Potential: B - 87, Rating: C

Council Tax: Band C

Tenure: Freehold

Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Mid terrace of 5 houses
- 855 sq ft (79.4 sq m)
- Immaculate presentation
- Open plan sitting/dining room, well equipped fitted kitchen
- 3 bedrooms, bathroom, utility
- Level garden
- Garage (in small block) and parking, accessed from cul-de-sac.
- Very close to comprehensive range of local amenities and bus route

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.

Directions

The property is set back from Market Street, on the north side of the road, in the centre of Yealmpton. By car, at the cross roads on the centre of the village on the A379 and approaching from Plymouth, just after passing The Volunteer turn left up Yealmbury Hill, and immediately right into Elm Tree Close. The property will be found on the right.

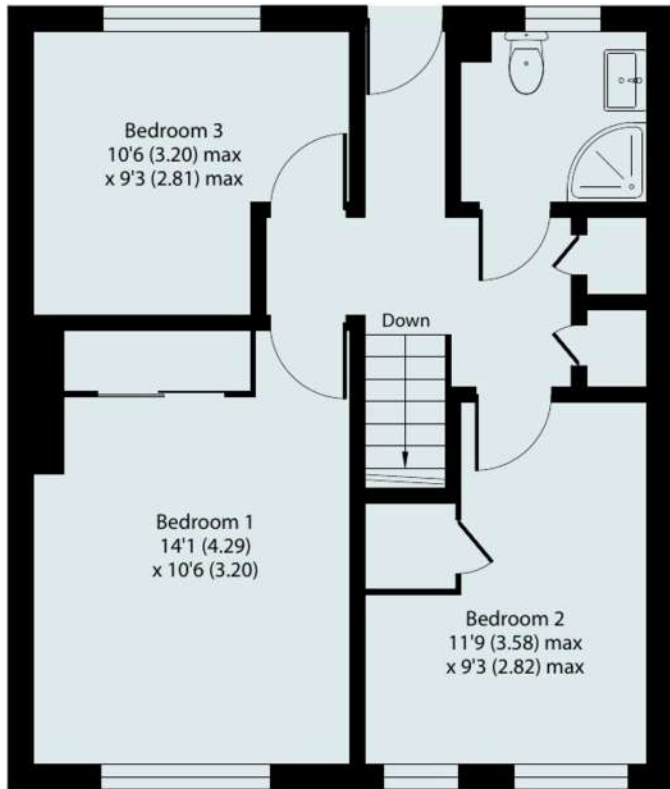
Viewing

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

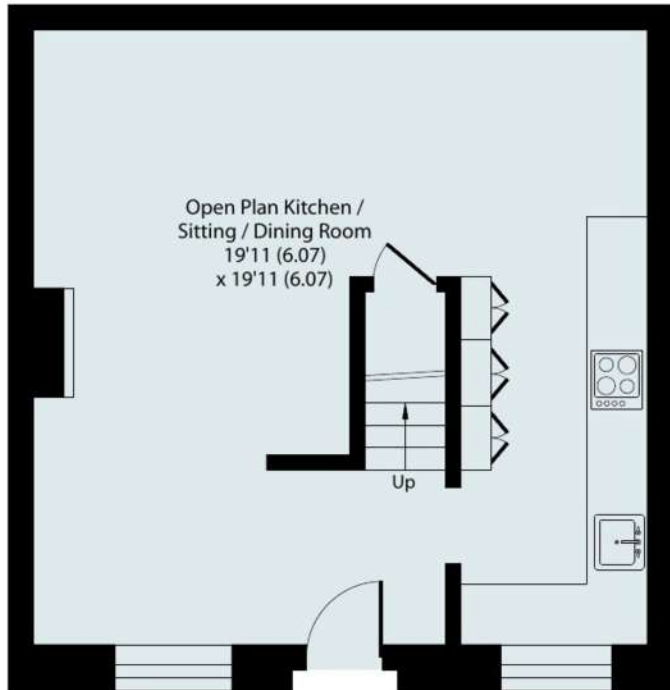


Floor Plans

Approximate Area = 871 sq ft / 80.9 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



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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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