

# Bowden Hill, Yealmpton, PL8 2JX



Ref: 95446

Plymouth 8 miles, A38 3 miles, Ivybridge 5 miles (distances approximate)

Superbly refurbished and well presented unfurnished four bedroom detached bungalow in an elevated position with stunning views over Yealmpton and surrounding countryside. Energy Rating D.

**£1250 PCM**

Contact Lettings 01548 855599

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## **SITUATION AND DESCRIPTION**

Yealmpton is set in the beautiful South Hams countryside, just above the head of the Yealm estuary, with Dartmoor National Park to the north east and the coastline to the south with its beautiful estuaries, cliffs and beaches. The village itself has a number of amenities including several shops, primary school, health centre, two pubs, restaurant, garage and Church.

## **KITCHEN/BREAKFAST ROOM**

Spacious bright and airy with triple aspect windows to the front, side and rear with lovely views. Range of floor and wall based units, one and a half bowl stainless steel sink, mixer taps set within a granite effect roll edge work surface. Tiled splash back. Integrated electric double oven, hob with extractor hood and light above. Space for fridge/freezer. Vinyl flooring. Glazed door through to

## **ENTRANCE**

Half glazed door into porch with oil boiler in one corner. Space and plumbing for washing machine. Ceramic tiled flooring. Glazed door to:

## **SITTING/DINING ROOM**

Light and airy room with triple aspect windows making the most of the fantastic views. South facing with patio door opening onto Juliet balcony with chrome upright rail and glass panel and further French door opening out onto the rear garden. Wall light and door to built in storage cupboard.

## **SIDE ENTRANCE**

Half glazed door opening into entrance hall. Door to:

## **SHOWER ROOM**

Fully tiled shower cubicle with shower, pedestal wash hand basin with mixer taps and W.C. Ceramic tiled flooring, obscure glazed window and electric extractor fan, chrome radiator heated towel rail.

## **BEDROOM 2**

Double bedroom with window to southerly aspect with wonderful views down to the church and countryside. Wall light.

## **BEDROOM 1**

Bright and spacious double bedroom with south facing patio doors with glass panel opening onto the rear garden with views. wall lights with door to:

## **EN-SUITE SHOWER ROOM**

Fully tiled corner shower cubicle fitted with shower, circular wash hand basin with mixer taps set on a drawer unit. Dual flush W.C. Part tiled walls and ceramic tiled flooring, chrome radiator heated towel rail. Obscure glazed window, electric extractor fan.

## **BEDROOM 3**

Double bedroom with window to the front, wall light.

## **BEDROOM 4**

Single bedroom with window to front with wall light.

## **FAMILY BATHROOM**

Spacious bathroom superbly finished. Shower bath with a rainfall showerhead and separate hand held shower attachment. Bath has mixer taps. Glass bath shower screen. Circular wash hand basin with mixer taps set with drawer unit below. Dual flush W.C. Part tiled walls and ceramic tiled flooring. Electric extractor fan. Obscure glazed window and chrome radiator heated towel rail. Built in cupboard housing hot water cylinder.

### **LARGE GARDEN**

Laid to lawn with planted borders, to the side of this is a stone paved area, established roses and attractive arch. Behind this are curved stone steps leading up the French door off the sitting room.

To the side of the property is a further brick paved area with the rest of the garden laid to lawn.

Sleeper steps lead down to a lower private garden with fruit trees.

Behind the garage is a greenhouse, cold water tap, power points and courtesy lighting.

### **GARAGE**

Detached double garage with metal remote operated up and over door. Power and lighting. Window to rear.

### **PARKING**

Galvanised double gates open into a brick paved driveway with ample parking.

### **SERVICES**

Mains electric and water. Oil fired central heating. Gardening included in rent.

### **COUNCIL TAX**

Currently Band F

### **POST CODE**

PL8 2JX

### **LOCAL AUTHORITY**

South Hams District Council, Follaton Road, Totnes, Devon, TQ9 5NE. Telephone 01803 861234

### **RENT**

£1250 per calendar month

### **AVAILABLE**

Now

### **VIEWING**

Strictly by appointment with the agent, Marchand Petit Lettings. Tel: 01548 855599

### **THE NEXT STEP & MONIES DUE**

A Holding Deposit of one week rent subject to contract and satisfactory references.

Tenant Deposit: Five weeks rent.

First payment of rent.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation, to be provided, an administration charge of £50+VAT will apply.

If Landlord gives permission to allow pets an additional £25 per month will be added to the agreed rent.

Marchand Petit is a member of RICS Client Money Protection Scheme

Marchand Petit is a member of The Property Ombudsman

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