

7 WALTACRE YEALMPTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

7 Waltacre | Yealmpton | Plymouth | Devon | PL8 2LY

This exciting three-bedroom semi-detached 1920's home presents a fantastic opportunity for those looking for a project. While requiring renovation, the property also offers tremendous potential to extend (subject to planning permission). The expansive plot provides ample space to create your dream home, all while being surrounded by stunning countryside views. The property also benefits from off-road, driveway parking for two cars.

The large country garden is complemented by breath-taking woodland and countryside vistas, with immediate access to riverside walks that lead straight to the estuary from the property's doorstep. Despite its rural setting, all of Yealmpton's essential amenities are within walking distance, making it an ideal place for both peaceful living and convenient access to local services.

Yealmpton is a highly desirable village, situated just seven miles from Plymouth, offering easy access to the city. The village itself is well-served with a variety of amenities, including:

- Local Health Centre, Dentist, and Post Office
- Popular Cafes, Public Houses, and Chinese Takeaway
- Ben's Farm Shop: A short walk away, with an organic butcher's counter, fresh fish, and a delicatessen, as well as a café perfect for social gatherings.
- Venture Kindergarten: Just behind Ben's Farm Shop, an OFSTED Outstanding preschool that takes full advantage of the surrounding natural landscape for its outdoor learning approach.
- For education, Yealmpton Primary School is rated 'Good' with 'Outstanding' features, and the property falls within the catchment area for the 'Outstanding' rated Ivybridge Community College and Coombe Dean Secondary School.

Agents Note: The seller has made available a previous building survey and timber & damp survey, these cannot be relied upon and are for information purposes only, please ask the agent if you would like to view these. Purchasers should have their own surveys carried out to satisfy themselves on the condition of the property. The Heritage Preservation Guarantee relates to timber treatment only.

Key Features

- Three-bedroom semi-detached property requiring renovation
- Potential to extend (STP), offering exciting development opportunities
- Stunning woodland views and expansive countryside vistas
- Expansive plot
- Riverside walks leading directly to the Yealm Estuary from your doorstep
- Walking distance to Yealmpton village amenities, including shops, cafes, and schools



Property Details

Services: Mains water, gas and electricity. The property has private shared drainage with number 6 Waltacre, recently upgraded in 2023.

EPC Rating: Current: 56 - D, Potential: 81 - B

Council Tax: Band D

Tenure: Freehold

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

Fixtures & Fittings

All items in the written text and photos of these particulars are included in the sale. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the crossroads in the centre of Yealmpton proceed down Torr Hill and turn right, cross over the road bridge and turn right into Boldventure. Proceed through Boldventure hamlet into Waltacre and the property can be found on the left hand side - 7 Waltacre.

Viewing

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

Newton Ferrers Office

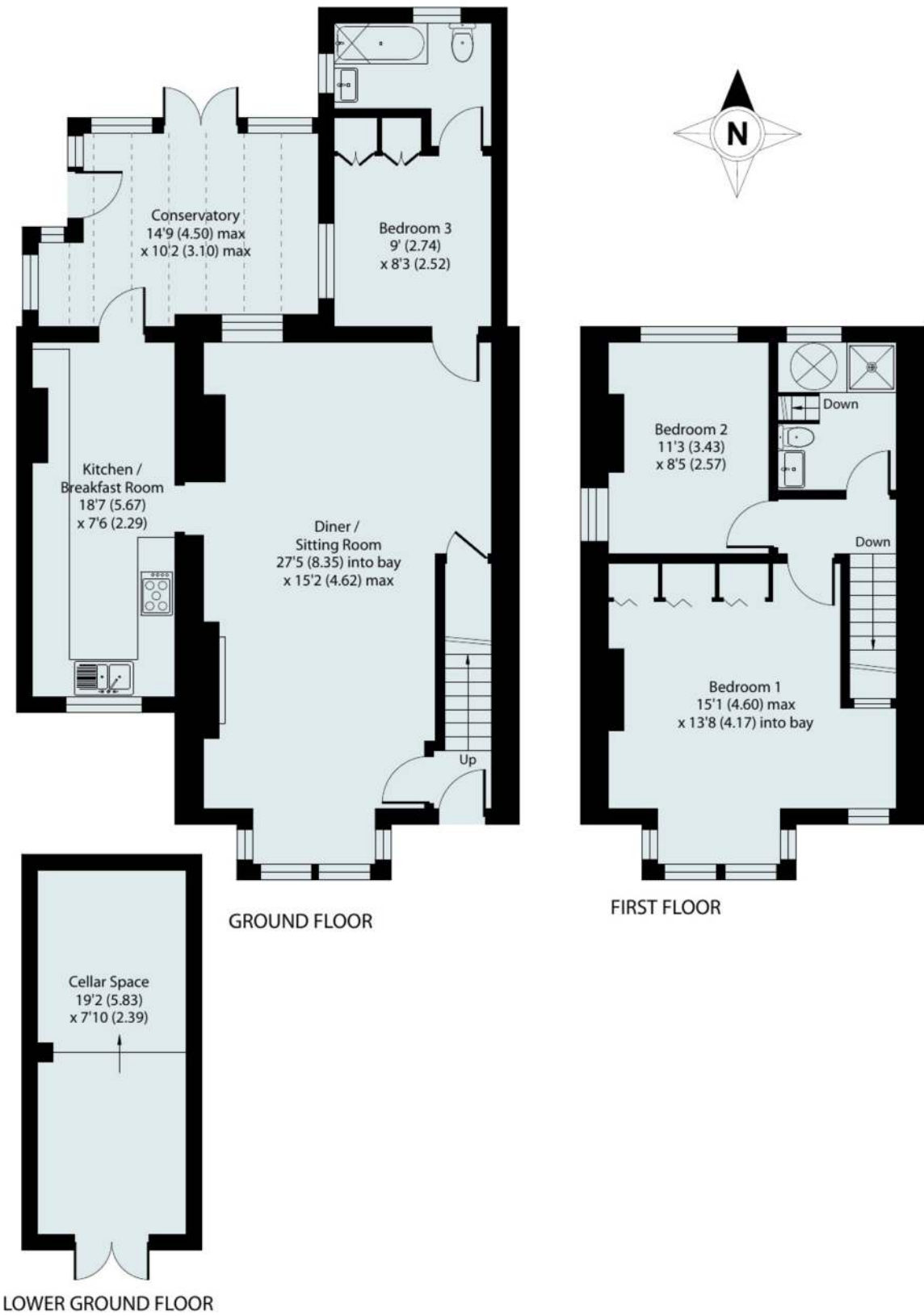
01752 873311 | newtonferrers@marchandpetit.co.uk

Linhay the Green, Parsonage Rd, Newton Ferrers, Plymouth PL8 1AT



Floor Plans

Approximate Area = 1393 sq ft / 129.4 sq m
For identification only - Not to scale



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Marchand Petit Ltd. REF: 1255001

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590