



Luscombe Maye
Since 1873

Richardson Drive, Yealmpton, Devon

Guide Price £550,000

3 2 3



Nestled within the desirable Collaton Park, a private estate offering a tranquil setting between Yealmpton and Newton Ferrers, this attractive three-bedroom detached residence provides a wonderful opportunity for a comfortable family lifestyle. This home combines well-proportioned accommodation with the convenience of a two single garages, horseshoe driveway, and a lovely garden, all within easy reach of local amenities and the vibrant city of Plymouth.

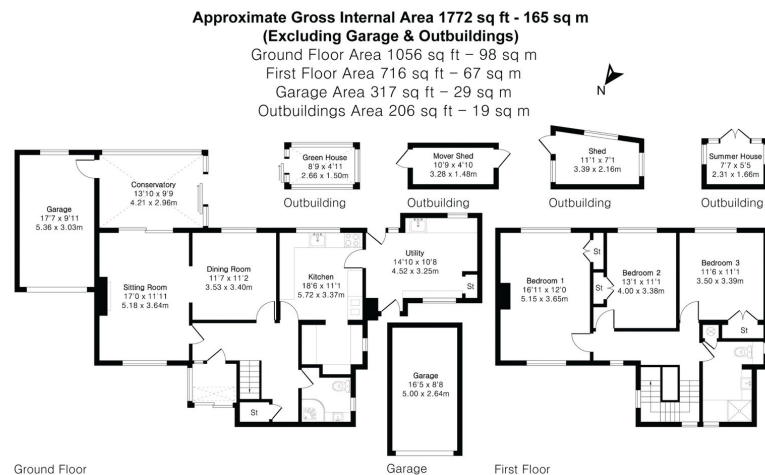
Upon entering, a welcoming atmosphere sets the tone for the bright and inviting living spaces. The property features two reception rooms and a spacious conservatory, offering versatile areas for relaxation, entertaining, and daily family activities. The generous kitchen, with oil fired Rayburn, leads directly into a large utility and boot room, designed to provide both comfort and functionality.

The home provides three comfortable bedrooms, offering flexible arrangements for family members or guests. One is currently utilised as a home office/study. Two well-appointed bathrooms serve the property, ensuring convenience and practicality for busy households.

Outside, the property benefits from a private garden, providing a pleasant outdoor space for enjoying the warmer months, gardening, or children's play. Two garages and a driveway offer ample off-road parking, adding to the convenience of this desirable home.

MANAGEMENT (Newton Park Management Company Limited) The commonly held grassland surrounding the properties are managed by the Management Company and each of the eight household is represented by one Director. The present maintenance charge is £30 a month and is set by the Directors. This covers the cost of maintenance of all common areas within the small development including the private driveway and use of adjoining access road plus public liability insurance.





- Substantial family home
- Beautifully landscaped gardens with established shrubs and borders
- Conservatory
- Rural views
- Peaceful location on the edge of a thriving village community
- Two single garages and driveway
- Spacious living accommodation
- Three double bedrooms
- Scope for further accommodation (STPP)

