



Manor Way, Ivybridge, PL21 9BG
£245,000 Freehold

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Manor Way

Ivybridge, PL21 9BG

- End Terrace Family Home
- Popular Ivybridge Location
- Well Appointed Kitchen
- Well Presented
- Close to Excellent Schooling
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom
- Enclosed Rear Garden
- Council Tax Band B

DC Lane are delighted to present this end of terrace family home in Ivybridge, nestled on the edge of Dartmoor National Park, Ivybridge is a thriving town that perfectly blends countryside charm with modern convenience. Known as the "Gateway to the Moor," with stunning natural scenery and a wealth of walking and cycling routes and access to Dartmoor's rugged beauty. The town centre boasts a range of independent shops, cafés, essential amenities and a well-regarded leisure centre. Ivybridge Community College is a notable secondary school with an excellent reputation with the Manor Primary school within close proximity contributing to the area's popularity with families. With regular transport links to Plymouth and Exeter via road and rail, and easy access to the A38, Ivybridge provides an ideal location for commuters and those seeking a balance of rural and urban lifestyles.

This delightful family home offers spacious and thoughtfully designed accommodation, ideal for modern living. The ground floor features a welcoming lounge with modern electric fire and separate dining room, ideal for both everyday family life and entertaining guests. The adjacent kitchen is fitted with ample storage and worktop space, and benefits from direct access to the rear garden. Upstairs, the property boasts three well-proportioned bedrooms, two doubles and a single, all benefiting from integrated storage solutions. A bright and functional family bathroom completes the upper level, featuring a shower over the bath.

Outside, the rear garden is a true highlight, with a combination of lawn and a paved terrace, providing ample space for outdoor dining and family activities. It is fully enclosed by timber fencing for privacy and includes a sturdy stone-built shed offering valuable additional storage.

Well maintained and ideally located for excellent schooling , this charming home must be viewed to be fully appreciated.



£245,000



Ground Floor

Lounge	14'8" x 12'4" (4.48 x 3.78)
Dining Room	9'4" x 9'10" (2.87 x 3.02)
Kitchen	8'0" x 9'10" (2.45 x 3.02)

First Floor

Bedroom One	10'2" x 12'4" (3.12 x 3.78)
Bedroom Two	10'2" x 9'10" (3.12 x 3.02)
Bedroom Three	7'2" x 9'7" (2.20 x 2.94)
Bathroom	7'2" x 5'4" (2.20 x 1.65)



Directions

From the A38 Take the B3213 exit towards Ivybridge 0.1 mi At the roundabout, take the 3rd exit onto Western Rd/B3213 476 ft Turn left onto St John's Rd 410 ft Turn right onto Manor Dr 0.1 mi Turn right onto Manor Way 164 ft the property can be found on the left.

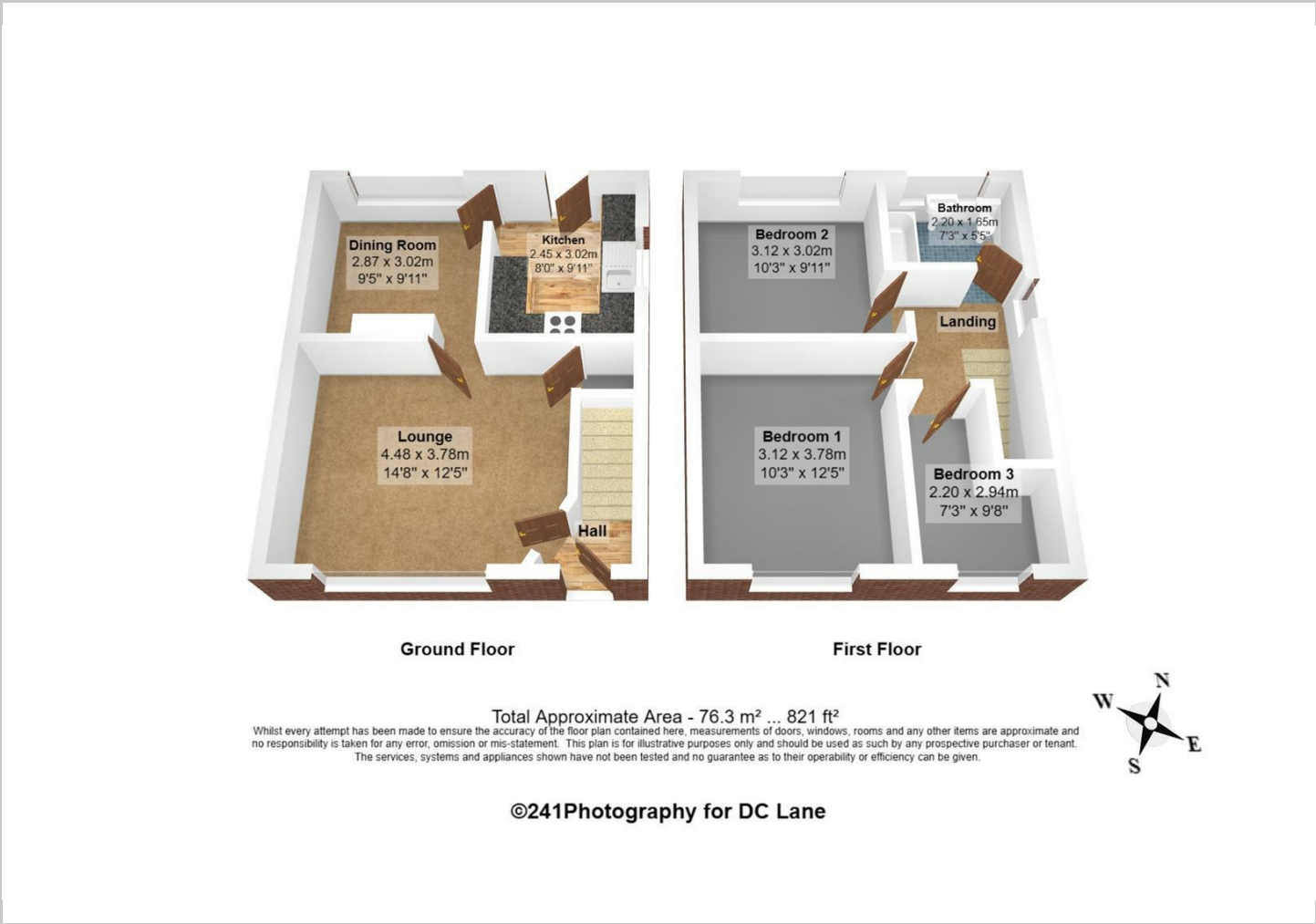
Council Tax Band: B

Scan for Material Information





Floor Plans

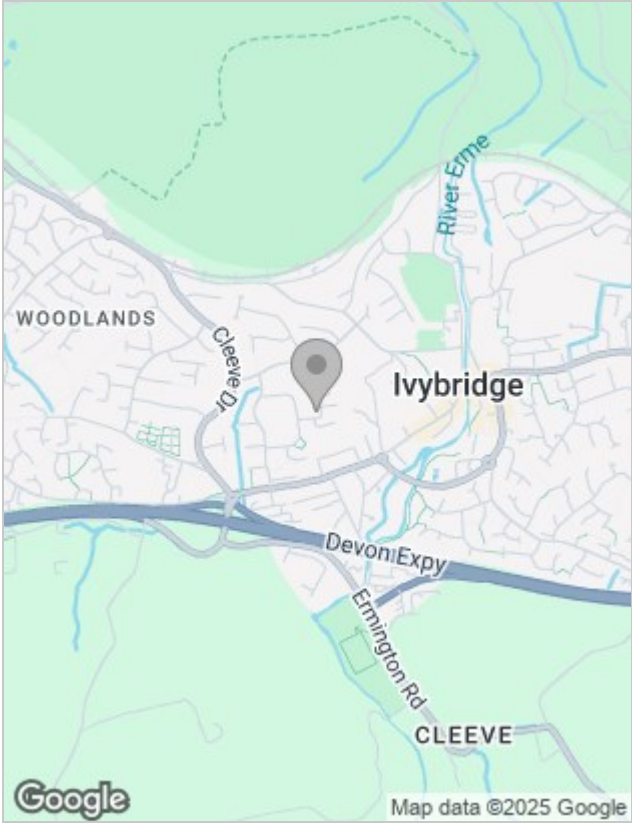


Viewing

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.

Location Map



Energy Performance Graph

