



Okehampton Way, Ivybridge, PL21 0YN

CHRISTOPHER'S
SOUTH HAMS



Okehampton Way, Ivybridge, PL21 0YN

Christopher's South Hams are pleased to present this lovely detached 4-bedroom home set on the edge of a popular cul-de-sac within level walking distance of Ivybridge town centre. A covered porch invites you to a light and airy entrance hall with understairs storage. There is a spacious sitting room with fireplace and a conventional brick lined chimney which currently houses a cosy gas fire. This room is flooded with light where double doors open to the dining room with further doors to the conservatory and garden beyond. Both the hallway and dining room give access to the kitchen/breakfast room with views over the attractive garden. Beyond the kitchen is a downstairs cloakroom and much sought after utility room with an external door leading to the side pathway. Upstairs there are 4 bedrooms including a super master bedroom with ensuite shower room. Three of the bedrooms have built-in wardrobes and storage which add to the appeal of this home. A separate family bathroom completes the upstairs accommodation. Outside there is a brick-paved driveway, fringed by a pretty flower border, and with space for a number of vehicles. There is a single garage with light and power connected and an electric door. A side pathway with pedestrian gate invites you to the rear south-east facing garden. This offers a level area of lawn bordered by mature shrubs and flowers and two seating areas from which to enjoy this private space. This lovely home is offered with no onward chain.

Key Features

| | |
|---------------------------------------|--------------------------|
| Detached | 4-Bedrooms |
| Downstairs Cloakroom | Garage |
| Utility | Parking |
| 2 Reception Rooms | Walking Distance to Town |
| Conservatory with Under Floor Heating | No Onward Chain |

Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. There is also the charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town and with its very own train station there are excellent transport links to Plymouth, Exeter, and London; Ivybridge certainly has a wealth of opportunities to welcome you.

Services

All Mains Services Connected.

Tenure

Freehold.

Local Authority

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Viewings

Strictly by appointment through
Christopher's South Hams
01752 746 550

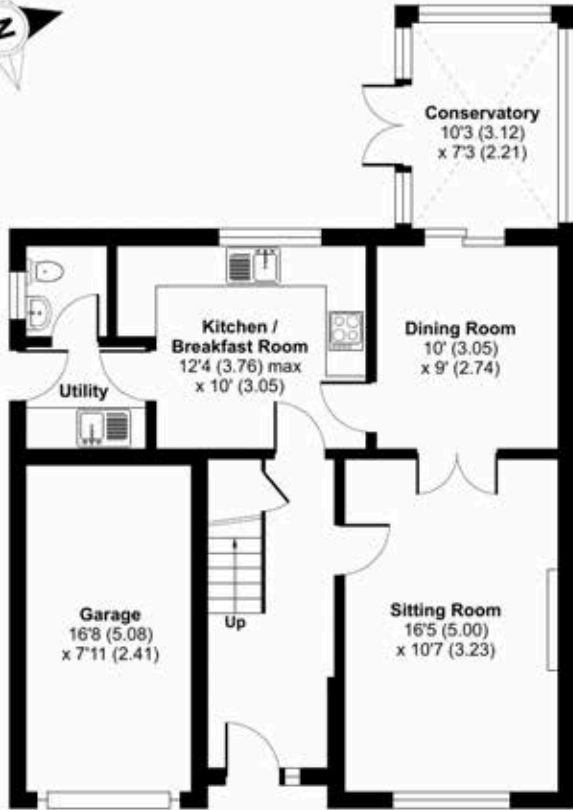
COUNCIL TAX BAND: E



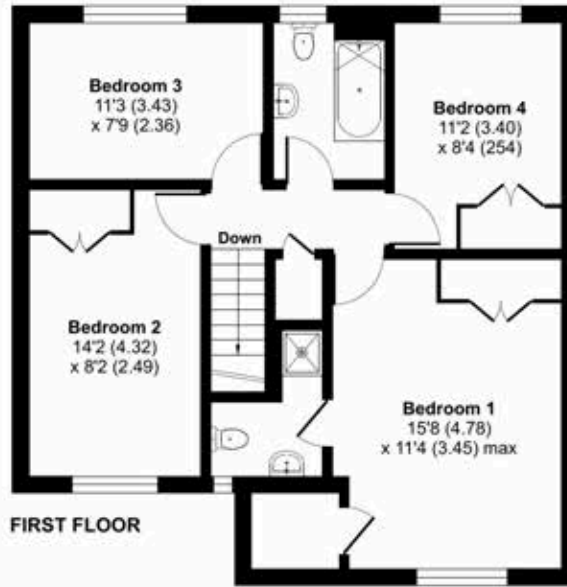
Okehampton Way, Ivybridge, PL21

Approximate Area = 1291 sq ft / 120 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1423 sq ft / 132.1 sq m

For identification only - Not to scale



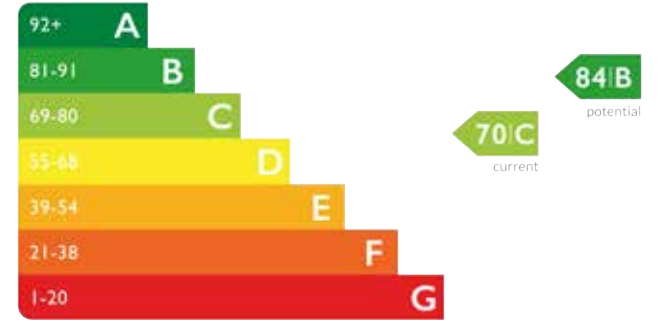
GROUND FLOOR



FIRST FLOOR

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2023. Produced for Christopher's South Hams Ltd. REF: 951127

Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
 +44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM