



Cresta, Crescent Road, Ivybridge, PL21 0BP

CHRISTOPHER'S  
SOUTH HAMS



## Cresta, Crescent Road, PL21 0BP

Christopher's South Hams are delighted to present this fabulous opportunity to breathe life back into a much-loved family home. Built in 1952 by the vendor's family, this is the first time it has come to market making it particularly special and unique. Commanding stunning views across the town and countryside and with only a short walk to both, this property really does have a wealth of prospects.

Currently offering 2 reception rooms, a kitchen/breakfast room, utility, 4 bedrooms, spacious shower room and plenty of internal/external storage – there is already the fabric of a substantial home that has been well maintained but would benefit from a little TLC to showcase its full potential.

Outside there are extensive tiered gardens wrapping themselves around the house from manicured level lawns to attractive elevated seating areas all enclosed by established shrubs, flowers and trees. Wherever you are throughout this beautiful plot, you are spoiled with panoramic south facing views.

Approached by a series of steps, the house is screened by a mature hedge and stone wall and has a high degree of privacy due to its elevated position.

Whilst there is no private parking, there is plenty of potential scope to create this, subject to relevant consents.

This home is offered with no onward chain and viewings are highly recommended.

## Key Features

Detached

Popular Location

Stunning Views

Mature South Facing

Gardens

4 Bedrooms

Storage

Parking Potential – STRC

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 and Longtimber Woods.

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

Mains Electricity. Mains Gas.

Mains Water. Private Drainage (Septic Tank).

## Local Authority

South Hams District Council,

Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND: E**

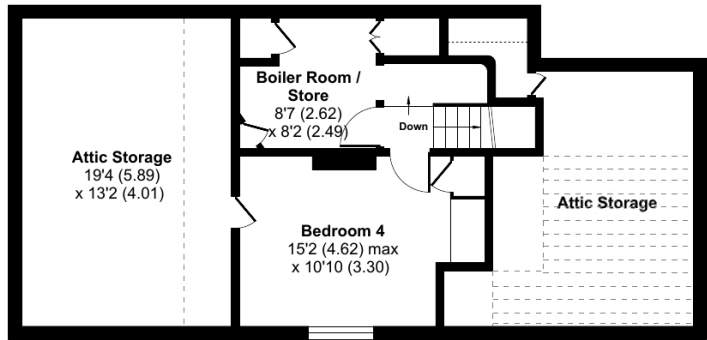
## Tenure

Freehold.

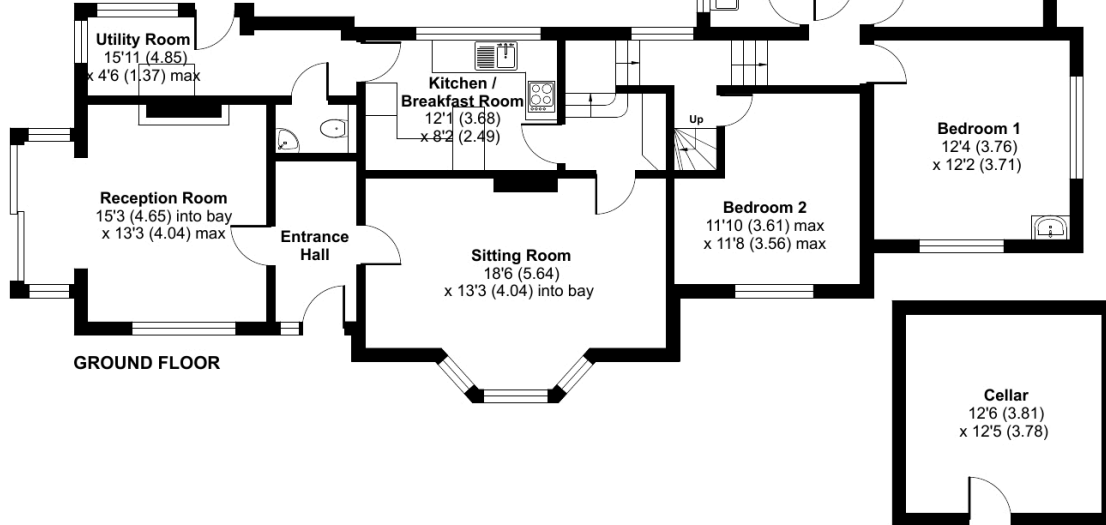
## Viewings

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





FIRST FLOOR



GROUND FLOOR



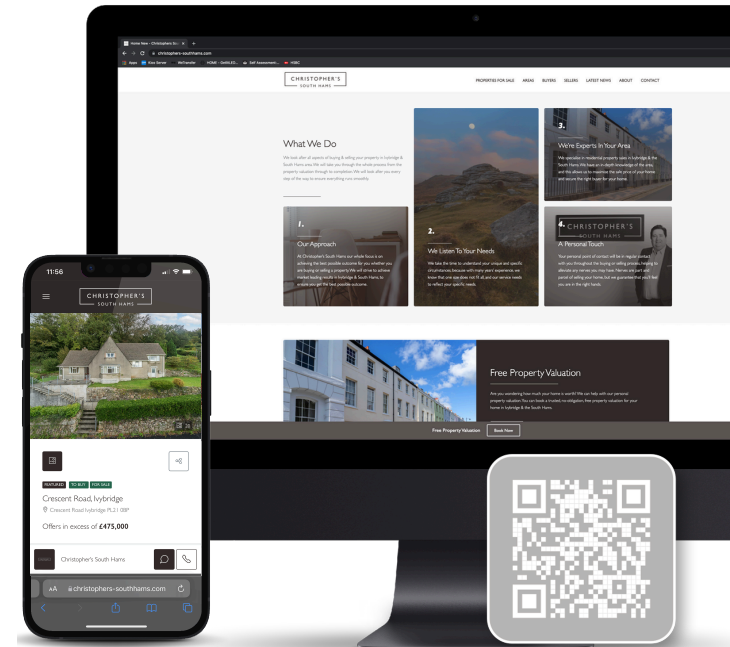
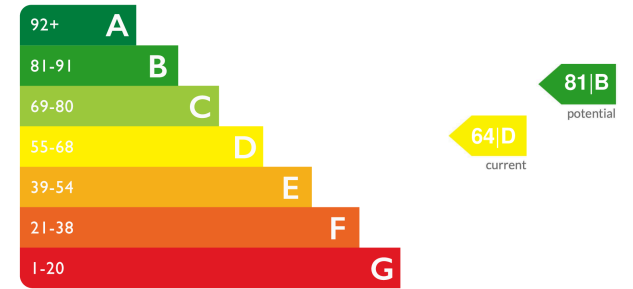
## Crescent Road, Ivybridge, PL21

Approximate Area = 1853 sq ft / 172.1 sq m  
 Limited Use Area(s) = 368 sq ft / 34.1 sq m  
 Total = 2221 sq ft / 206.2 sq m  
 For identification only - Not to scale

Denotes restricted head height

STORE

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Christopher's South Hams Ltd. REF: 1050894



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