



Dunstone, Crescent Road, Ivybridge, PL21 0BP

CHRISTOPHER'S
SOUTH HAMS



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Christopher's are pleased to present this amazing potential "GRAND DESIGN" opportunity (STRC) in this sought after location with STUNNING PANORAMIC VIEWS. The current accommodation is laid out over three floors starting with the entrance vestibule and integral garage that leads to a cloakroom and separate utility with space and plumbing for a washing machine and additional storage. Stairs lead to the first floor with bedroom 3/study and a triple aspect open plan sitting/dining room. This incredibly light and airy room offers south-east facing double doors to a large terrace, ideally positioned to enjoy the far-reaching panoramic views taking in Western Beacon, Ivybridge Town and the rolling South Hams countryside beyond. At the opposite end of this room is another set of double doors inviting you to a rear patio and elevated terraced garden. There is an adjacent kitchen with a range of base and eye level units as well as space and plumbing available for free standing white goods. A final staircase leads to the family bathroom and two double bedrooms. Both bedrooms have charming Juliet balconies from which to enjoy the views across countryside and gardens. Outside a small lawn borders the driveway which offers space for 2-3 vehicles and the integral garage (up-&-over door) has light and power connected. The large rear garden is certainly a show-stopper and presents the splendid views spectacularly. This wonderful home would benefit from some TLC to showcase its full potential and has the opportunity for extension or alteration subject to relevant consents.

Key Features

Potential "Grand Design"
Possibility for
Alteration/Extension (strc)
Detached
3 Bedrooms
Utility

Triple Aspect Sitting/Dining Room
Integral Garage
Off-Road Parking
Photovoltaic Panels
Panoramic Views
No Onward Chain

Situation & Amenities

With the pretty River Erme flowing 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.
Photovoltaic Panels in situ.

Tenure

Freehold.

Local Authority

South Hams District Council,
Follaton House, Totnes, TQ9 5NE
COUNCIL TAX BAND: E

Viewings

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





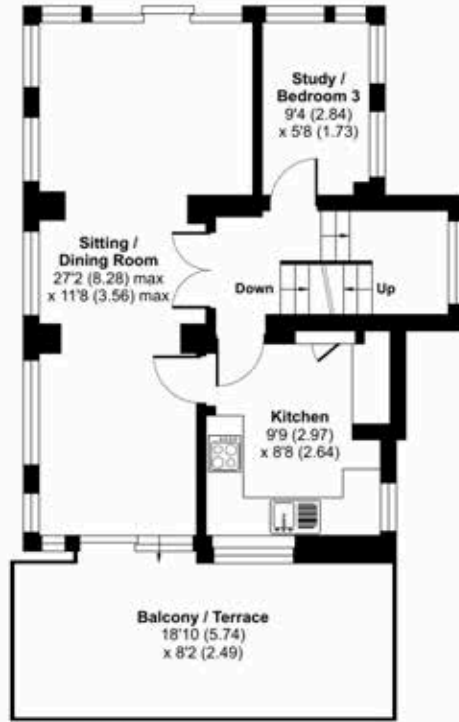
Crescent Road, Ivybridge, PL21

Approximate Area = 1106 sq ft / 102.7 sq m
Limited Use Area(s) = 132 sq ft / 12.2 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 1494 sq ft / 138.7 sq m

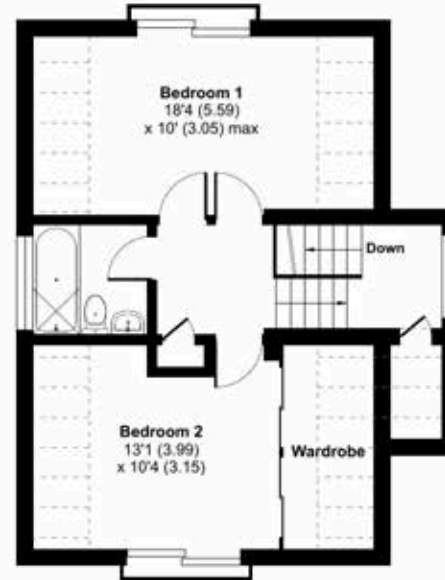
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GROUND FLOOR




FIRST FLOOR

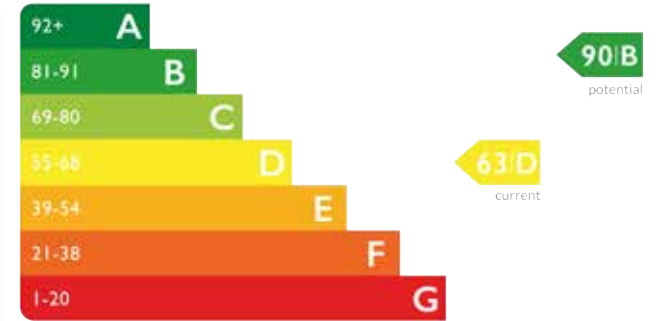


SECOND FLOOR

Denotes restricted head height

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Christopher's South Hams Ltd. REF: 931288

Energy Efficiency Rating



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