



Cole Lane, Ivybridge, PL21 0PN

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to market this lovely family home on the eastern side of Ivybridge. Outside a driveway with space for 3 vehicles sits in front of a double garage with light and power connected. A large lawned front garden interspersed with mature shrubs welcomes you and a graded set of steps invites you the front door. A central entrance hall feeds into each light and airy room including kitchen, dining room and sitting room. The spacious sitting room delights in its dual aspect bringing natural light in from the bay window to the front and the rear conservatory beyond. A cloakroom and separate, well-appointed utility room completes the downstairs accommodation. Upstairs there are 3 double bedrooms enjoying views over the rear garden. Two of the doubles boast extensive built-in wardrobes and the master bedroom benefits from an ensuite shower room as well. A further single bedroom and separate family bathroom completes the upstairs accommodation. Outside, a side gate gives access to the rear garden which is currently tiered with varying patios and gravelled areas. Framed by fencing, beautifully established shrubbery and mature plant beds, this could be a gardener's paradise and a perfect opportunity to put your own stamp on this very private space. This property is in a fantastic location and is offered with no onward chain. With a little TLC and updating, its true potential can once again be realised and viewings are highly recommended.



Key Features

Detached 4 Bedroom Family Home
Family Bathroom & Ensuite
2 Reception Rooms
Downstairs Cloakroom
Utility
Conservatory
Gardens, Garage and Parking
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. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

Services: All Mains Services Connected.

Tenure: Freehold.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority

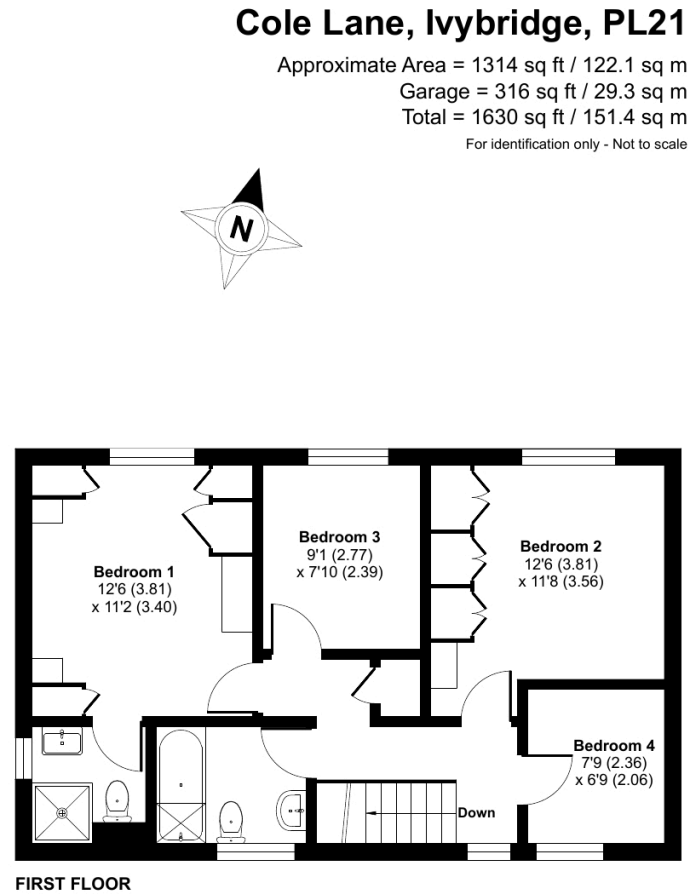
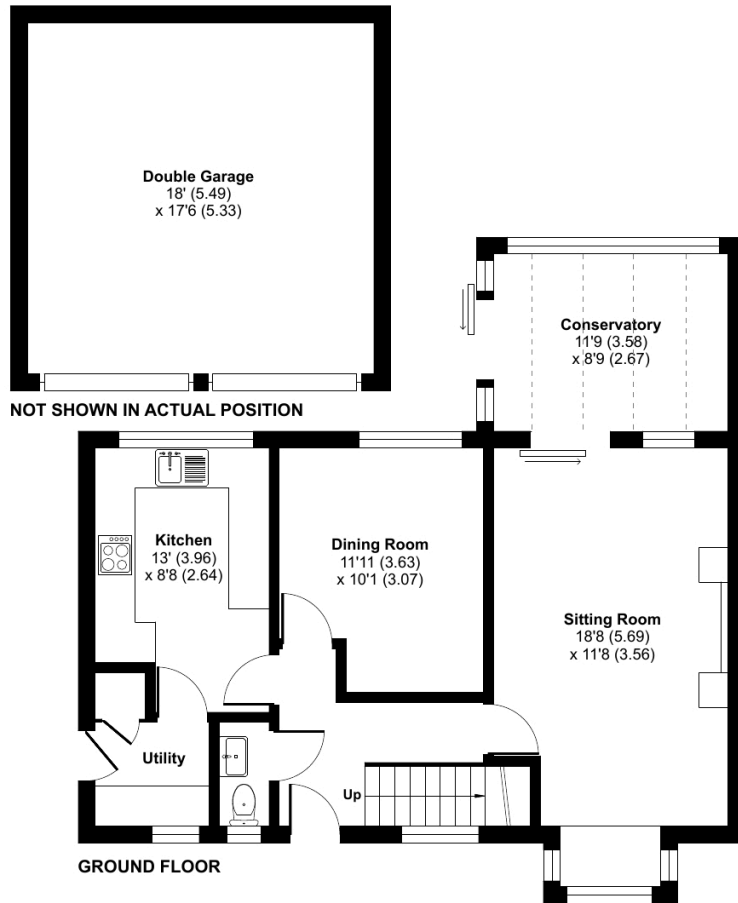
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: E

Viewings

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





Cole Lane, Ivybridge, PL21

Approximate Area = 1314 sq ft / 122.1 sq m

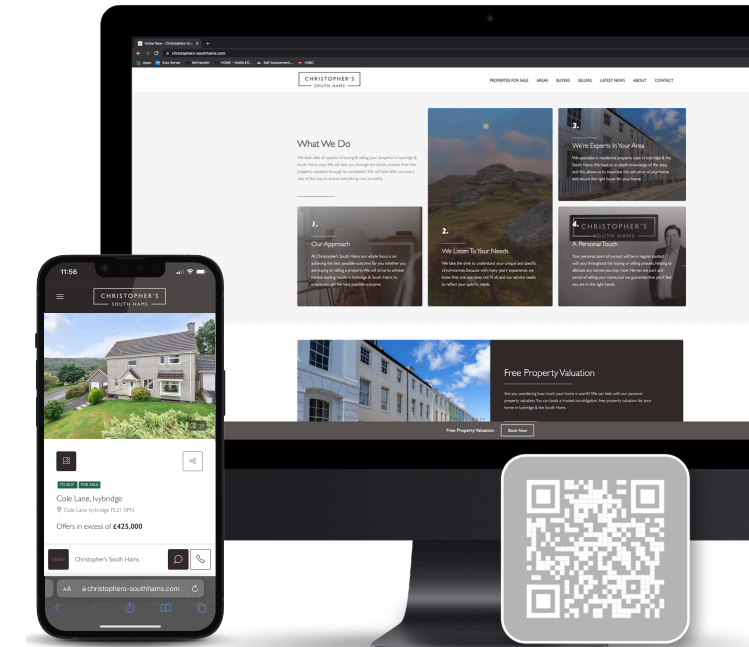
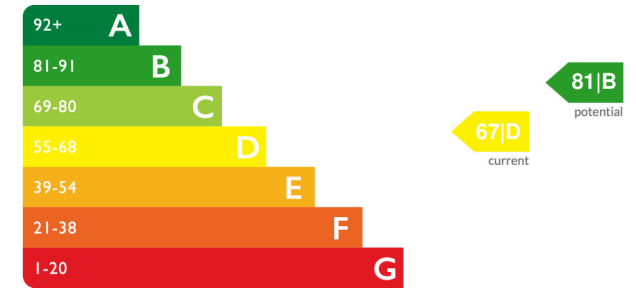
Garage = 316 sq ft / 29.3 sq m

Total = 1630 sq ft / 151.4 sq m

For identification only - Not to scale



Energy Efficiency Rating



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

CHRISTOPHER'S
SOUTH HAMS

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



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christopher's South Hams Ltd. REF: 1182753