



Wood Park, Ivybridge, PL21 0PP

CHRISTOPHER'S  
SOUTH HAMS





## Wood Park, Ivybridge, PL21 0PP



Christopher's South Hams are pleased to present this utterly immaculate, detached, 3-bedroom home situated in this highly popular cul-de-sac.

Set against the backdrop of the historical viaduct and renowned Longtimber Woods, this superb property sits high above Ivybridge, and is engulfed in delightful southerly views across town and far-reaching countryside. Beautifully presented throughout, there is a lovely sociable flow to this home with the spacious sitting room welcoming you into the dining room and with the conservatory beyond overlooking the incredibly pretty, rear garden. The newly fitted kitchen benefits from a wealth of integrated appliances including oven, hob, fridge/freezer and dishwasher and also enjoys an outlook over the rear garden.

From the entrance hallway, stairs invite you to the first floor where there are two double bedrooms and a single bedroom all with charming views. A very well-appointed family bathroom completes the upstairs accommodation. Outside, a pathway bids you to the front door alongside an attractive front lawn with a mature Rowan taking centre stage. With space to park 2 vehicles in front of the attached garage, there is both a rear pedestrian door from the garage as well as a side gate leading to the rear garden as well. This fabulous space is laid to level lawn and framed by fencing, mature shrubs and a rose bed. Steps invite you to the timber summerhouse and patio area – a fantastic private spot to spend time with family and friends.

This absolutely pristine home is a delight to market and viewings are highly recommended.

## Key Features

3-Bedroom Detached Home  
Downstairs Cloakroom  
Newly Fitted Kitchen  
Conservatory

Popular Location  
Immaculately Presented  
Parking & Garage (with Light & Power)  
Garden, Summerhouse & Views

## 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:** C

## Viewings

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







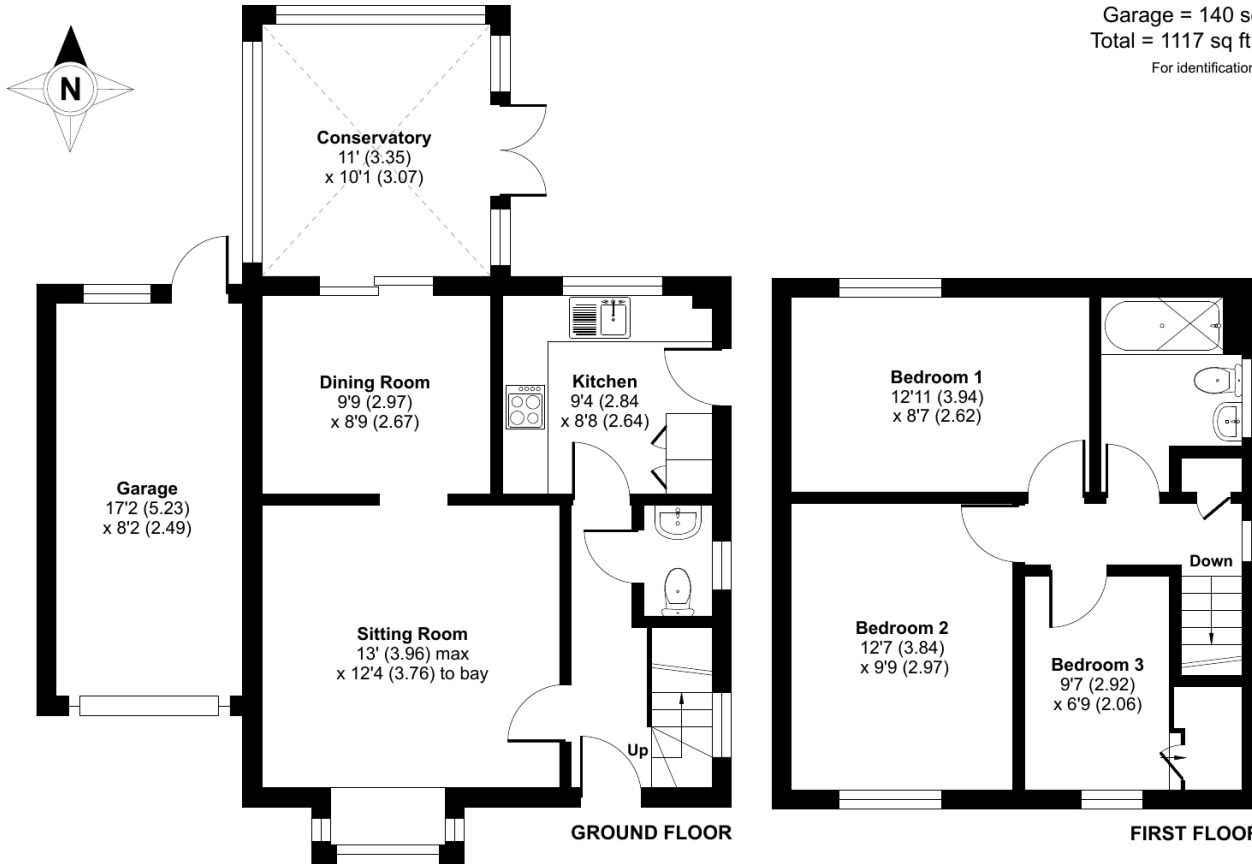
## Wood Park, Ivybridge, PL21

Approximate Area = 977 sq ft / 90.8 sq m

Garage = 140 sq ft / 13 sq m

Total = 1117 sq ft / 103.8 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](http://www.christophers-southhams.com)

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Christopher's South Hams Ltd. REF: 1196324

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