



New Meadow, Ivybridge, PL21 9PT

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are pleased to present this fantastic makeover project in a highly sought-after cul-de-sac. This detached bungalow is in need of renovation and some tender loving care to recreate a fabulous home and showcase its full potential. A spacious entrance hall with a well-appointed family bathroom cleverly defines the living and bedroom accommodation. The three bedrooms are to the right-hand side with the main (double) bedroom benefiting from an ensuite shower room and built in wardrobe. The other double also has a built-in wardrobe and there is a generous single bedroom as well. The large sitting/dining room enjoys a dual aspect with sliding double doors to the rear garden. The kitchen also offers access to the garden. Outside, there is a driveway with space for 2 vehicles and a detached garage with light and power connected. The garage also has rear pedestrian access and a pathway invites you to the rear garden as well. Both the front and rear gardens have become somewhat overgrown but with a little TLC offers a super opportunity to design an entirely new space in which to enjoy time with family and friends. There is potential for further extension to this home and creation of additional parking, subject to the relevant consents. The property also has the benefit of privately owned Photo Voltaic panels on the front section of the roof, an Electric Car Charging Point and Tesla Battery. This gem is offered with no onward chain and viewings are highly recommended.

## Key Features

Detached Bungalow  
Renovation Project  
Eco-Friendly Features  
Garage and Parking  
Garden & Views  
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









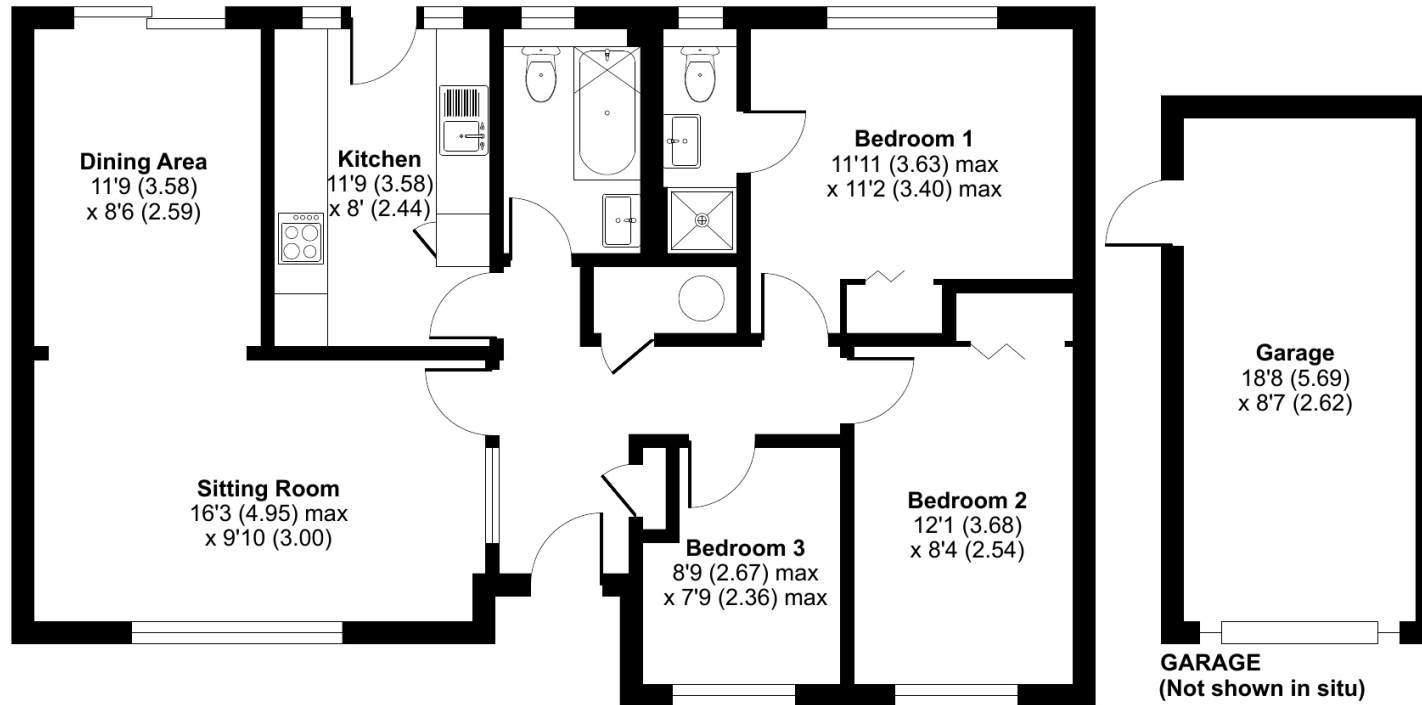
## New Meadow, Ivybridge, PL21

Approximate Area = 869 sq ft / 80.7 sq m

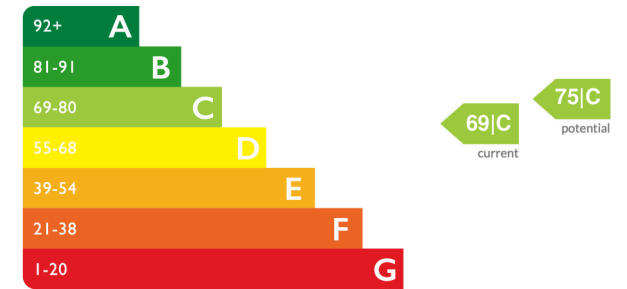
Garage = 160 sq ft / 14.8 sq m

Total = 1029 sq ft / 95.5 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)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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SOUTH HAMS

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