



Turnpike Crescent, Ivybridge, PL21 0GH

CHRISTOPHER'S
— SOUTH HAMS —



A well-presented 3-bedroom home built just over 5 years ago on this delightful development which enjoys various communal green spaces.

The property offers well-proportioned rooms including a lovely bright sitting room which leads to a well-appointed kitchen/diner with integrated appliances. From the dining area, there are double doors leading to the patio, decking and private rear garden. The ground floor also has a cloakroom.

On the first floor there are 3 bedrooms including a master with an en-suite shower room, as well as a separate modern family bathroom.

To the front of the property is a neat lawn with pretty border and private parking for 2 vehicles.

To the rear is a delightful and enclosed garden with a patio, separate decking area and level lawn. There is also a timber gazebo. The garden and rear of the house can also be accessed via a pedestrian gate from the driveway.

This would be an ideal home for a First Time Buyer or Investor.

Key Features

- Remainder of NHBC Warranty
- Walking distance to town amenities and Filham Park
 - Modern Kitchen
 - Downstairs Cloakroom
- 3 Bedrooms including Master with en-suite
 - Family Bathroom
 - Garden
 - Parking

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.

Annual Estate Charge: £250 (at time of writing).

Due to the rural location here in the South Hams, **Broadband & Mobile** phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

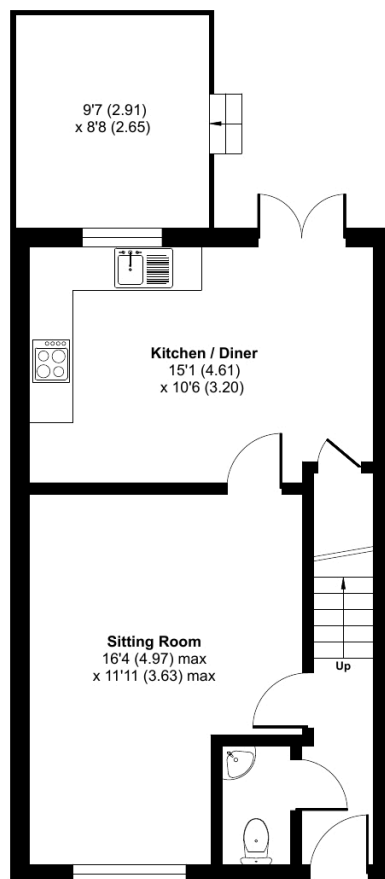
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: C

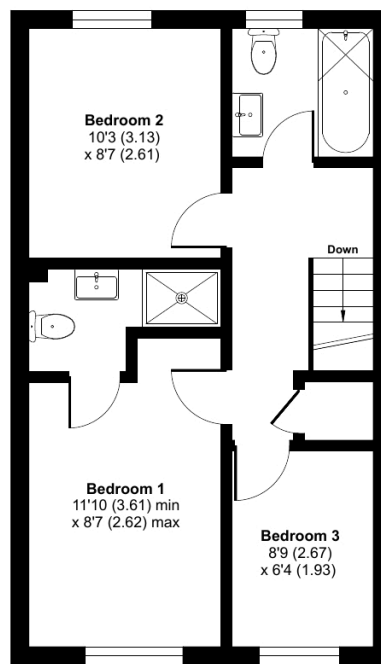
Viewings:

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





GROUND FLOOR



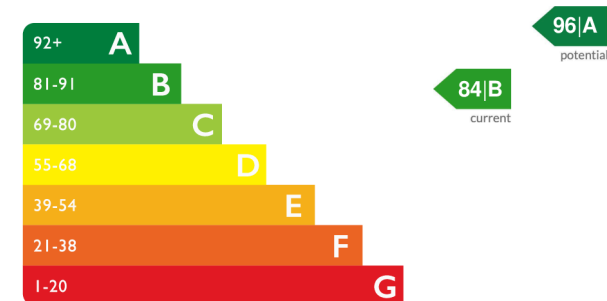
FIRST FLOOR

Turnpike Crescent, Ivybridge, PL21

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nvhcom 2025. Produced for Christopher's South Hams Ltd. REF: 1263473



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CHRISTOPHER'S
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