



Trematon Drive, Ivybridge, PL21 0HT

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to present this delightful 3-bedroom property in this popular cul-de-sac on the eastern side of Ivybridge. An entrance vestibule and separate hallway immediately welcomes you with stairs to the first floor and a door into the sitting room with its lovely, southerly aspect. This in turn leads to the rear kitchen/dining room with a range of base and eye level units, peninsula breakfast bar and space and plumbing for white goods, although our current owner is leaving the fridge/freezer and cooker in situ. Double doors lead to the rear garden and patio. Upstairs there are three bedrooms, all benefiting from built-in wardrobes. Further hallway storage and a well-appointed family bathroom completes the upstairs accommodation. Outside a small area of lawn borders the driveway which sits in front of the attached, single garage. The garage has light and power connected as well as a rear pedestrian door giving access to the garden. The garden is primarily laid to patio and interspersed with mature flowerbeds, established shrubs and areas of lawn – a superb, private entertaining space, ready for personalising and enjoying time with family and friends. This would make a great family home or investment and is offered with no onward chain.

Key Features

Popular Location
Kitchen/Diner
3-Bedrooms
Garden
Garage (Light & Power Connected)
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.

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: B

Viewings:

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



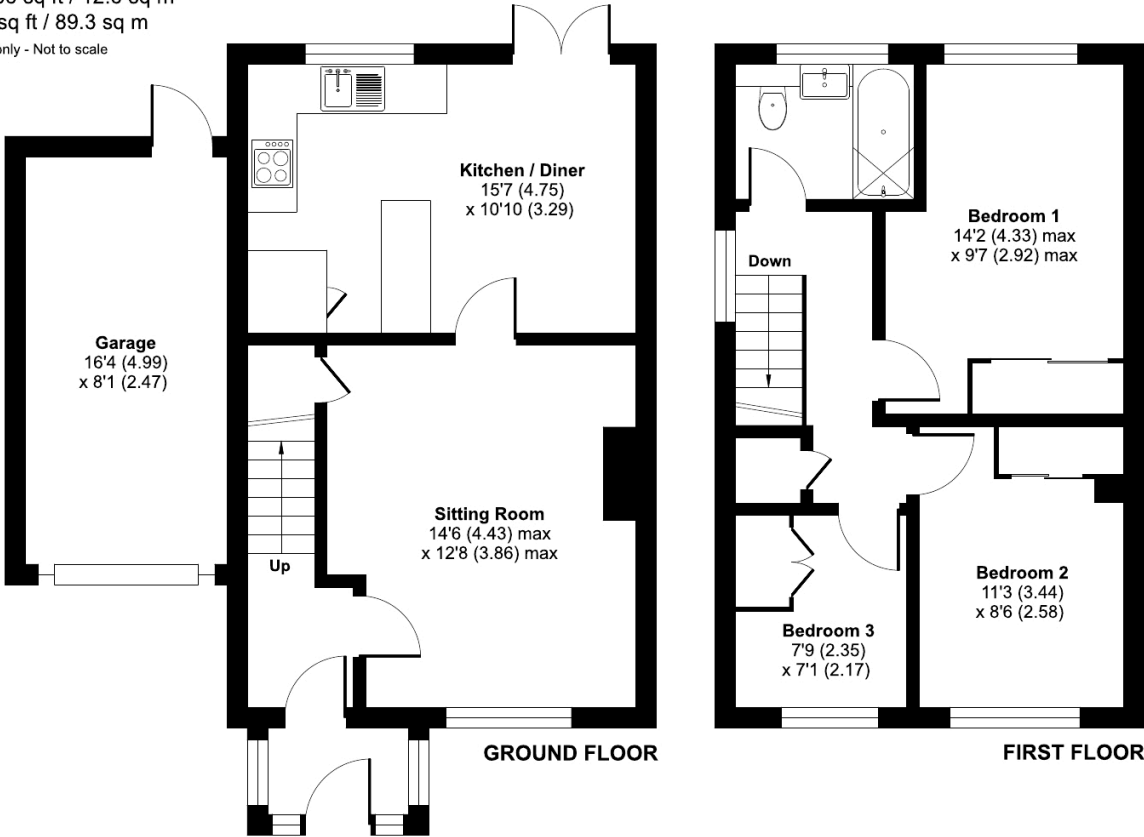
Trematon Drive, Ivybridge, PL21

Approximate Area = 829 sq ft / 77 sq m

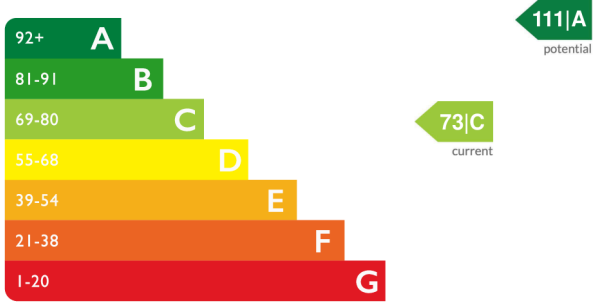
Garage = 133 sq ft / 12.3 sq m

Total = 962 sq ft / 89.3 sq m

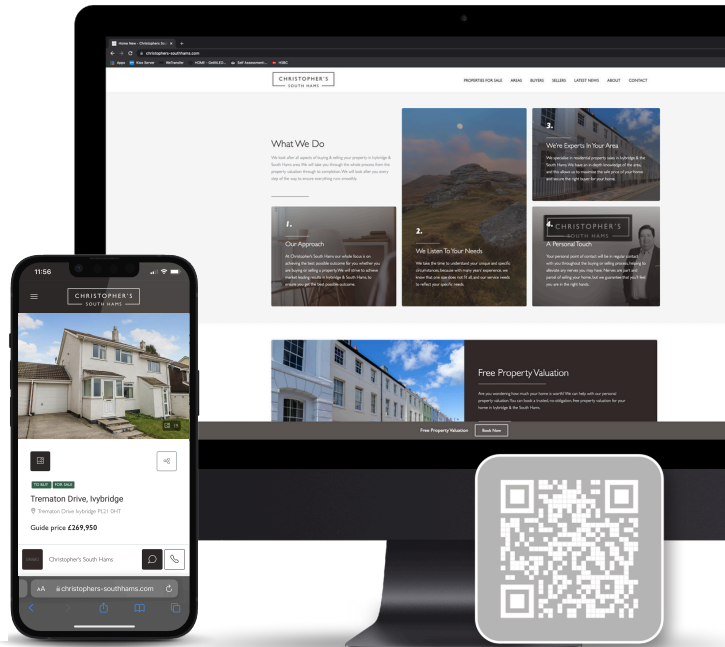
For identification only - Not to scale



Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1273696



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