



Uphill Close, Ivybridge, PL21 0NA

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's are pleased to offer to market this superb 4-bedroom mid-terrace family home with pretty views over the communal green. Immaculately presented, this home welcomes you into a spacious entrance hall flanked by 2 reception rooms. The sitting room enjoys a light and bright double aspect and there is a second reception room currently used as a dining room, making it a perfect separate space to share time with family and friends.

The modern kitchen, accented by splashes of vibrant cerise, overlooks the rear patio and boasts integrated appliances as well as a wealth of storage. A door leads into the adjacent conservatory which is currently used as a large utility room and in turn takes you outside to the rear patio and raised garden beyond.

Upstairs there are 4 double bedrooms all benefitting from built-in wardrobes and a well-appointed family bathroom completes the upstairs accommodation.

This fantastic home comes with 2 separate single garages in a block, each with a parking space to the front. A neat pathway from the green invites you the house but there is also a pedestrian gate to the rear of the garden that takes you to the back of the garages as another way of access.

From the conservatory/utility there is a patio area and a few steps invite you to the raised garden which has been beautifully landscaped to create low-maintenance patio and decking areas.

A fantastic house in a superb location and viewings are highly recommended. Please note that the house also comes with a portion of the green within its ownership.

## Key Features

- 4 Bedrooms
- Immaculately Presented
- 2 Reception Rooms
- Downstairs Cloakroom
- Utility/Conservatory
- Low Maintenance Landscaped Garden
- 2 Separate Garages/2 Parking Spaces
- Walkable to Town Amenities

## 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:** C

## Viewings:

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







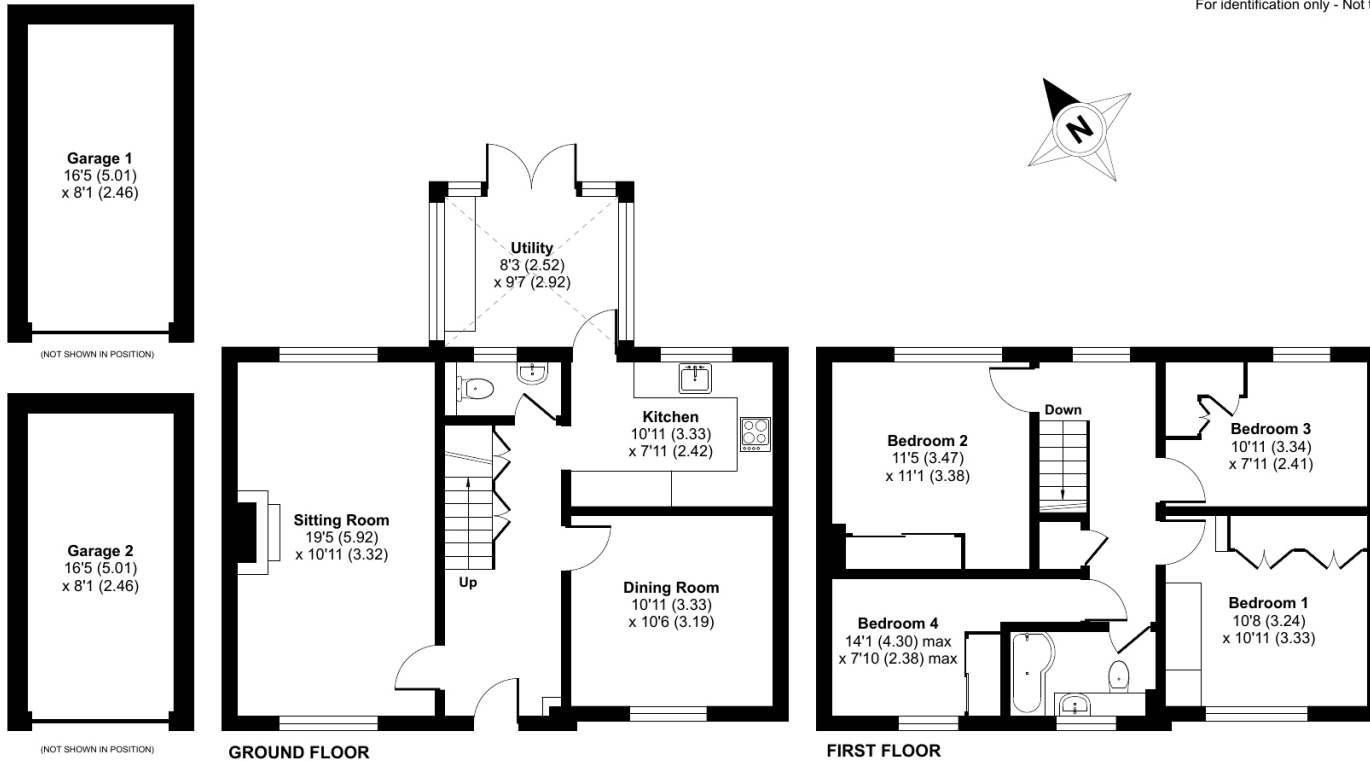
## Uphill Close, Ivybridge, PL21

Approximate Area = 1218 sq ft / 113.1 sq m

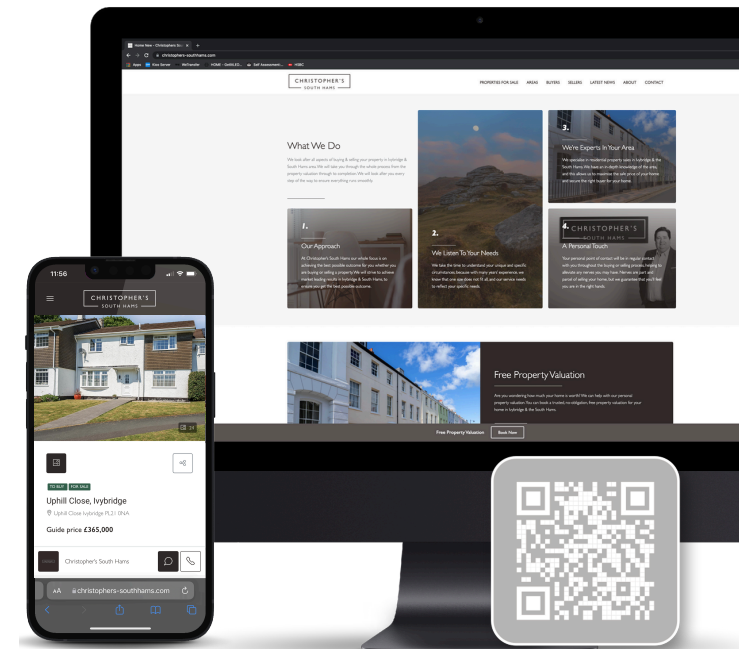
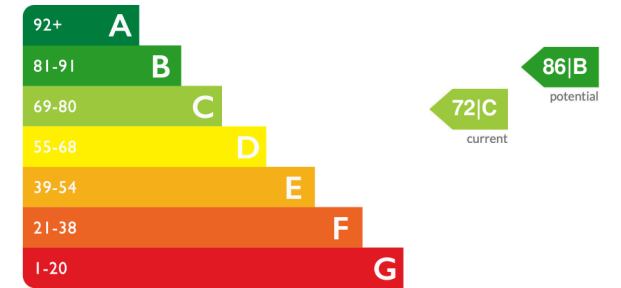
Garages = 266 sq ft / 24.7 sq m

Total Area = 1484 sq ft / 137.8 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)

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

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