



Trehill Road, Ivybridge, PL21 0AZ

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this superb, detached bungalow on the popular eastern side of Ivybridge and within walking distance of the town's amenities. Immaculately presented throughout, this fantastic home cleverly defines the bedroom areas from the living space.

An enclosed entrance vestibule invites you into the central hallway with integrated storage. The three bedrooms are to the left, two doubles and a single bedroom currently used as a home office. The master bedroom has a full-length wall of built-in wardrobes and there is a generously sized, modern family bathroom as well.

The very spacious sitting room has a tremendous south-facing position taking in views over the pretty front garden from the large, feature bay window. A door leads through to the well-appointed kitchen with a semi-open plan aspect to the rear dining room overlooking the incredibly attractive rear garden. Doors from both the kitchen and dining room give access to the side and rear of the bungalow.

Outside, a level driveway with space for 3-4 vehicles sits aside a beautiful front garden; laid to lawn and framed by established flowering plants and gravel border and with a splendid monkey-puzzle tree (or Pewen-Pine) taking centre-stage. The detached garage, with light and power connected is at the end of the driveway and a pedestrian gate to the side welcomes you to the rear garden where there is a fully insulated workshop, with light and power, that lends itself to a variety of uses, from artist's studio, home gym/bar or even a meditation space.

The garden is a phenomenal show-piece, magnificently landscaped to create zones of colour throughout the seasons. Enclosed by high fencing and mature shrubbery, this delectably private oasis also features an extensive patio area, raised pond with ornamental lilies and an 'L-Shaped' veranda making this an incredibly special space to share time with family and friends, or enjoy a moment of reflection, whatever the weather. The garden also has a productive greenhouse.

This fabulous bungalow is offered with no onward chain and viewings are highly recommended.

Key Features

Detached Bungalow
Immaculately Presented
3-Bedrooms
Southerly Aspects

Beautiful Gardens
Garage, Parking & Workshop
Walkable to Town Amenities
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. 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:

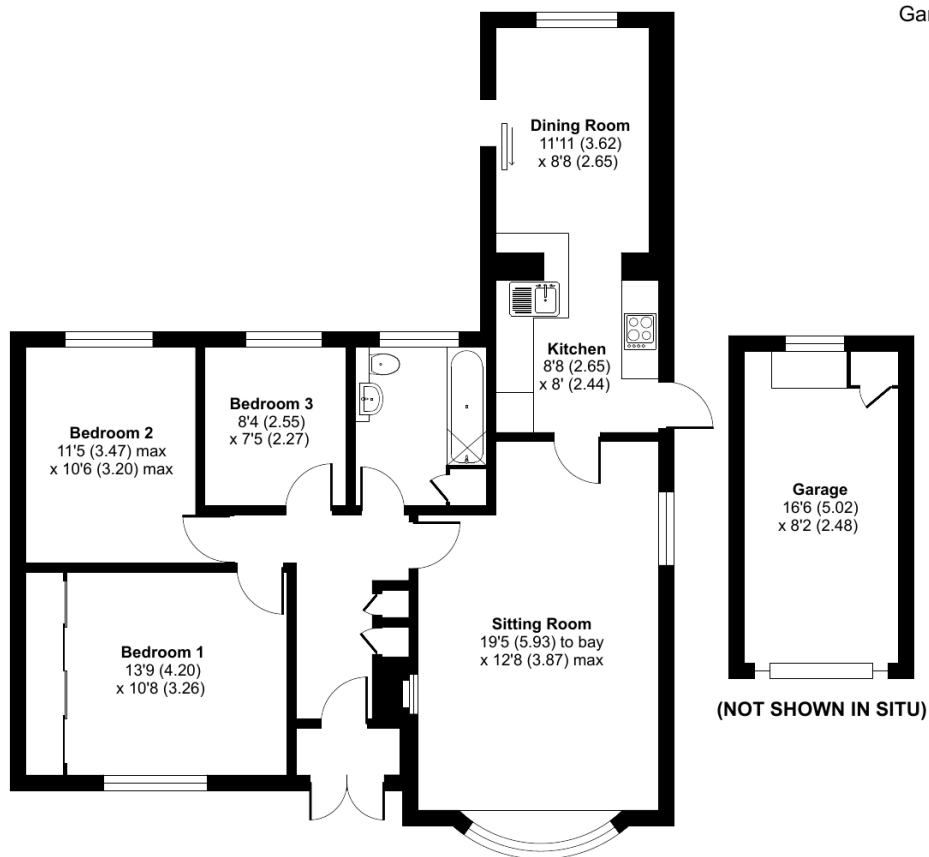
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: E

Viewings:

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





Trehill Road, Ivybridge, PL21

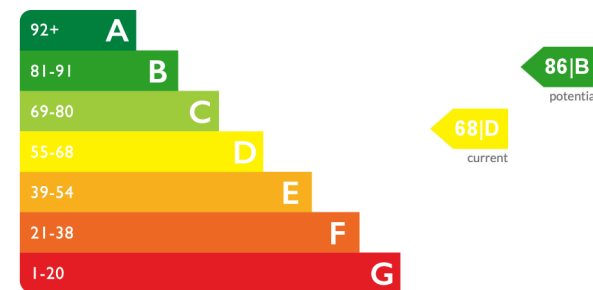
Approximate Area = 933 sq ft / 86.6 sq m

Garage = 134 sq ft / 12.4 sq m

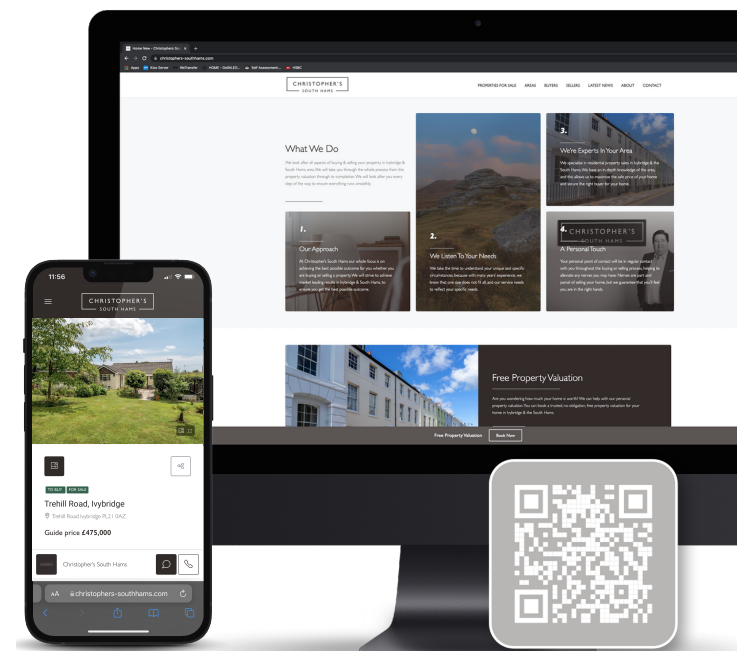
Total = 1067 sq ft / 99 sq m

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). © nchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1304731



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

CHRISTOPHER'S
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM