



Bedford Grove, Ivybridge, PL21 0FJ

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are delighted to market this fantastic, semi-detached family home which has been extended and offers deceptively spacious accommodation.

From the entrance hallway you are welcomed into the sitting room, bathed in natural light from its south facing picture window. Glazed, double doors open into the dining room that has further double doors onto the rear garden meaning that natural light continues to flow through the whole of downstairs. Adjacent to the dining room is the kitchen that also overlooks the rear garden and maximises its space with plenty of storage.

Upstairs there are 4 bedrooms, two of which boast built-in wardrobes. Both the master bedroom's ensuite shower room and separate family bathroom are well-appointed. Of special note is the inspired, bespoke laundry-chute from the airing cupboard directly to the utility room below; a superb, quirky highlight making chores a little more fun!

Outside, a raised bed with established shrubs brings a burst of colour beside the level driveway that has space for 2 vehicles. The attached garage and connecting utility room to the rear gives access to the enclosed garden. Beautifully landscaped into tiered zones and set against a backdrop of mature plants- there are low maintenance patios, decking and a pergola all offering various spots to take in this private oasis.

This charming home is offered with no onward chain and viewings are highly recommended.

## Key Features

Semi-Detached  
Downstairs Cloakroom  
Utility  
4 Bedrooms

Ensuite & Family Bathroom  
Landscaped Garden  
Garage (Light & Power) & 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:

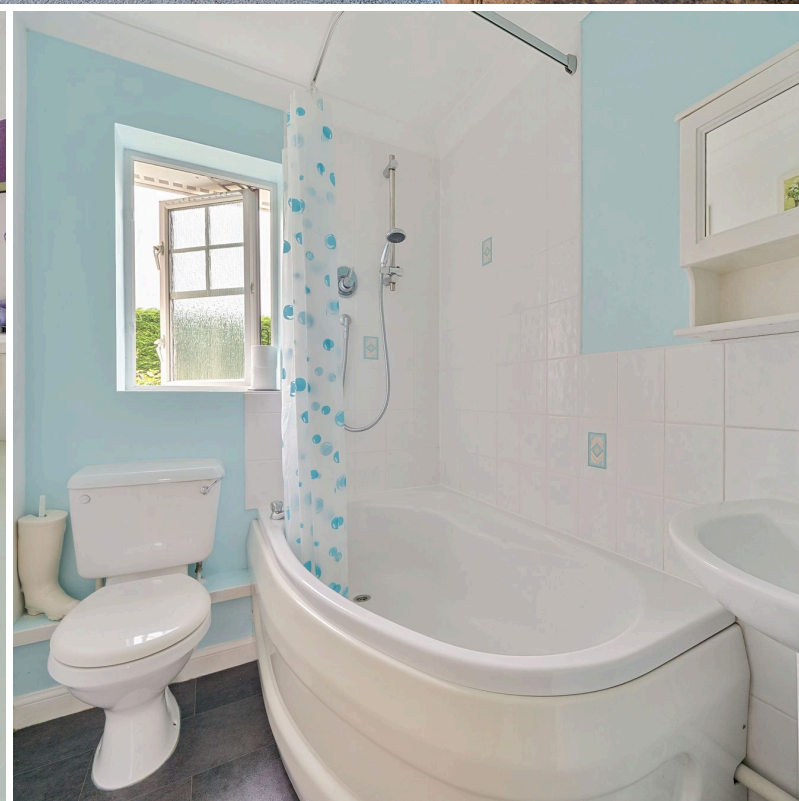
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** C

## Viewings:

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









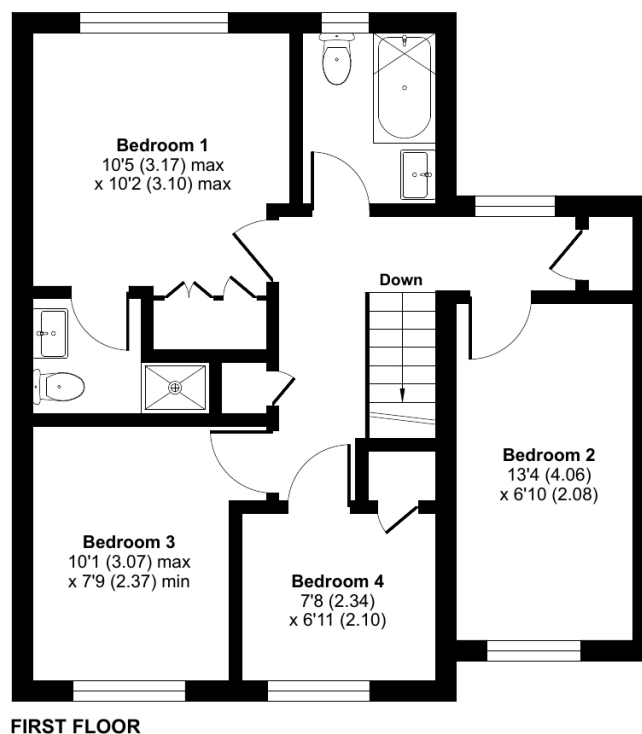
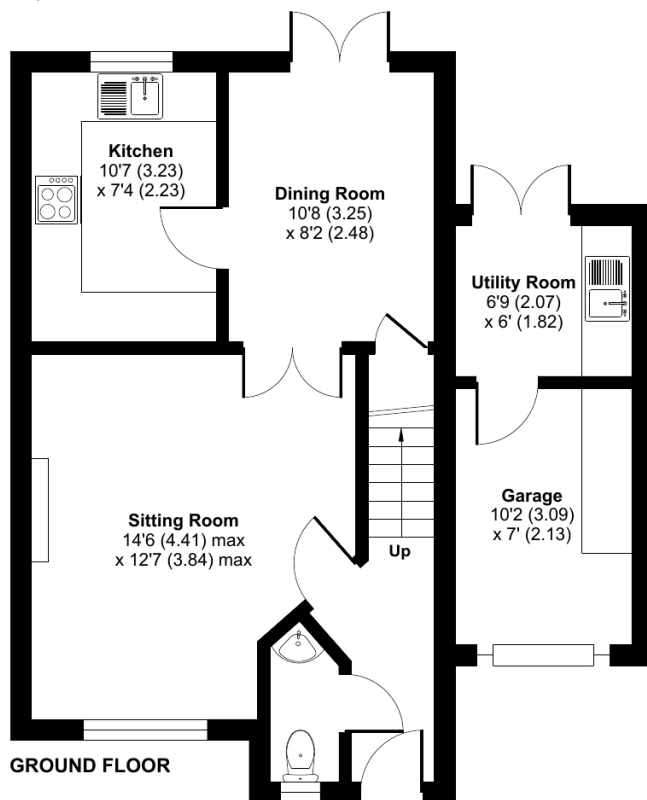
## Bedford Grove, Ivybridge, PL21

Approximate Area = 965 sq ft / 89.6 sq m

Garage = 116 sq ft / 10.8 sq m

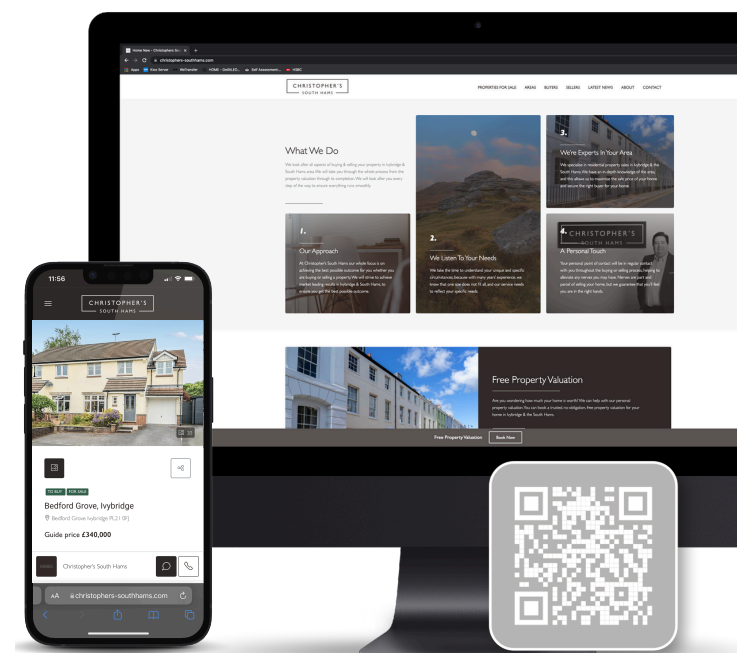
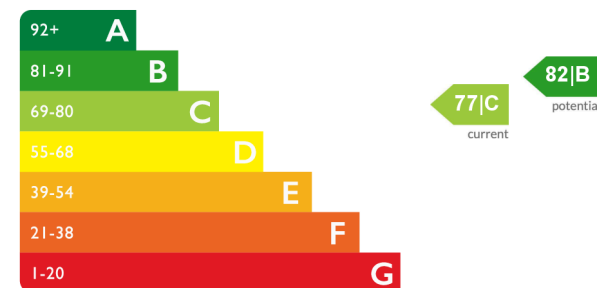
Total = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Christopher's South Hams Ltd. REF: 1315401

## Energy Efficiency Rating



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**CHRISTOPHER'S**  
SOUTH HAMS

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