



Wood Park, Ivybridge, PL21 0PP

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to market this detached 5-bedroom family home on the eastern side of Ivybridge. Outside a neat area of lawn and driveway with space for 2 vehicles is flanked by pedestrian garden gates either side of the house inviting you to the rear garden. From the front door, the linear entrance hall with cloakroom, feeds into the light and airy sitting room and kitchen at the end of the hall. The kitchen, bathed in powder-blue hues, boasts a wealth of integrated appliances and enjoys lovely views over the rear garden. There is even an open 'serving-hatch' into the dining room allowing time spent with family and friends to continue between these rooms when entertaining. The kitchen also gives access outside. The spacious sitting room delights in its dual aspect with natural light flowing through from the feature bay window at the front to the rear conservatory, with glazed double doors to the dining room in between. The former garage has been converted to create a downstairs bedroom with a modern ensuite shower-room; a perfect option for a dependent relative but it also lends itself to a variety of uses from home working, home gym or children's playroom for example. An adjacent utility room completes the downstairs accommodation. Stairs from the entrance hall invite you to 4 bedrooms on the first floor and a well-appointed family bathroom. The rear garden blends the best of both worlds. Taking in a glorious south-facing aspect, there is an elevated patio/seating area overlooking a neat lawn which is framed by high fencing bringing some privacy to this delightful space. A substantial garden shed provides additional useful storage. This is fantastic home is in a popular location and viewings are highly recommended.

Key Features

Detached 5 Bedroom Family Home
Downstairs Living Option (with Ensuite)
2 Reception Rooms
Downstairs Cloakroom

Utility
Conservatory
Superb South-Facing 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.

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:

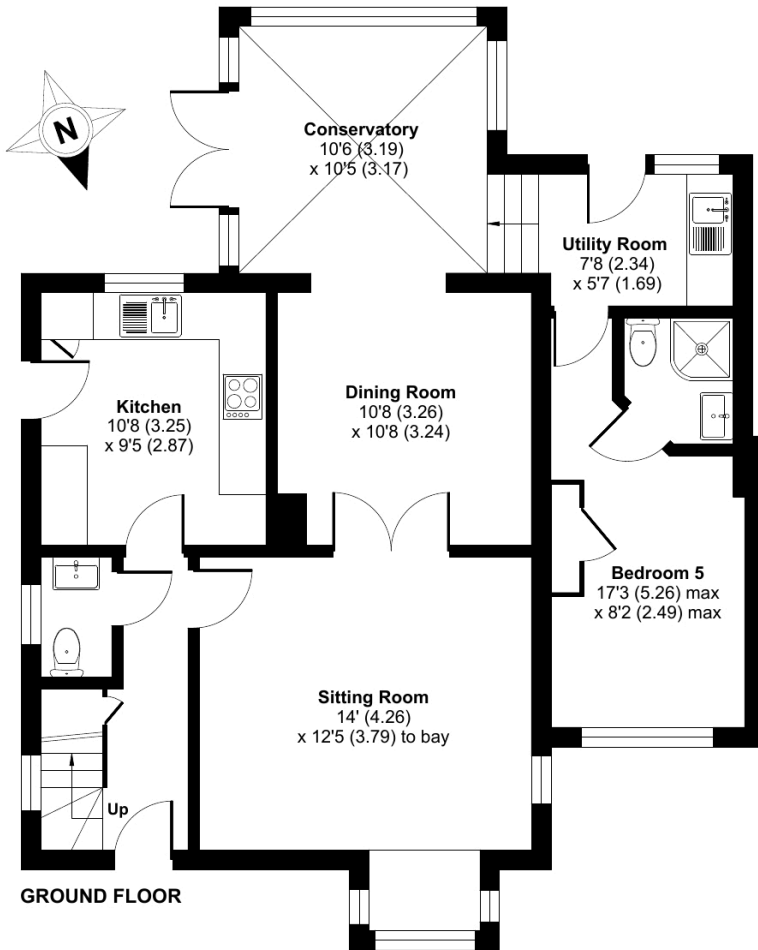
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: D

Viewings:

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

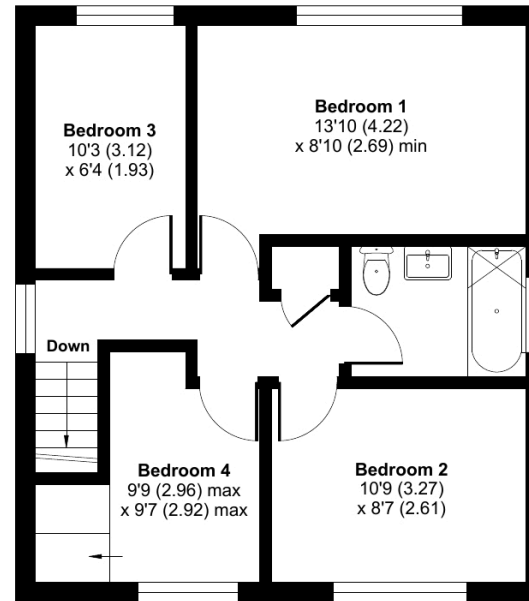




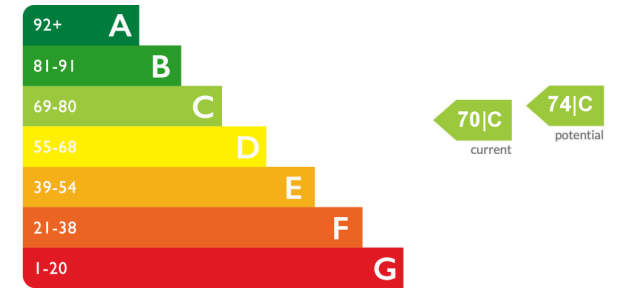
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Approximate Area = 1315 sq ft / 122.2 sq m

For identification only - Not to scale



Energy Efficiency Rating



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SOUTH HAMS

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