



Mill Meadow, Ivybridge, PL21 0AW

CHRISTOPHER'S
— SOUTH HAMS —



Key Features

Neatly Presented Mid-Terrace Home
Close to All Amenities
3 Bedrooms
Private Courtyard & South-Facing Garden
Resident Permit Parking at Front & Rear
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

Set against the backdrop of the iconic paper mill, Christopher's are delighted to market this fantastic ex-Local Authority home. Neatly presented, this is ideal for a first-time buyer or investor and a tremendous blank canvas to put your own stamp on.

The rear courtyard leading to the kitchen and the vestibule porch at the front give a choice of entrances.

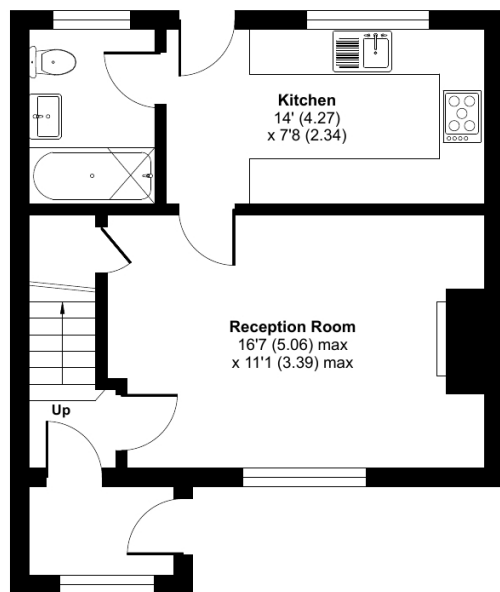
Downstairs there is a spacious sitting room with under-stair storage and the kitchen presents with ample space for a range of base and eye-level units. There is an integrated oven and hob and additional space for any white goods. The family bathroom is currently located downstairs.

Upstairs are 3 bedrooms including 2 double bedrooms with built-in storage.

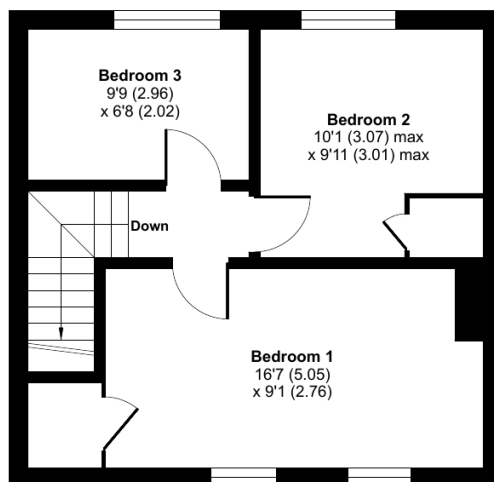
From the entrance porch and immediately over a communal pathway, there is a superb, private, south facing, lawned garden given further seclusion by its walled frame. A path to the side gives access to a block-built shed at the rear of the garden – perfect additional storage. To the rear, and with access from the kitchen, is the walled courtyard primarily laid to patio and bordered by raised beds; there is also a pedestrian gate to Harford Road.

A once loved home that with a little TLC will showcase its true potential once again. With no onward chain, viewings are highly recommended.





GROUND FLOOR



FIRST FLOOR

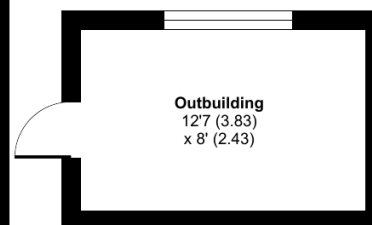
Mill Meadow, Ivybridge, PL21

Approximate Area = 802 sq ft / 74.5 sq m

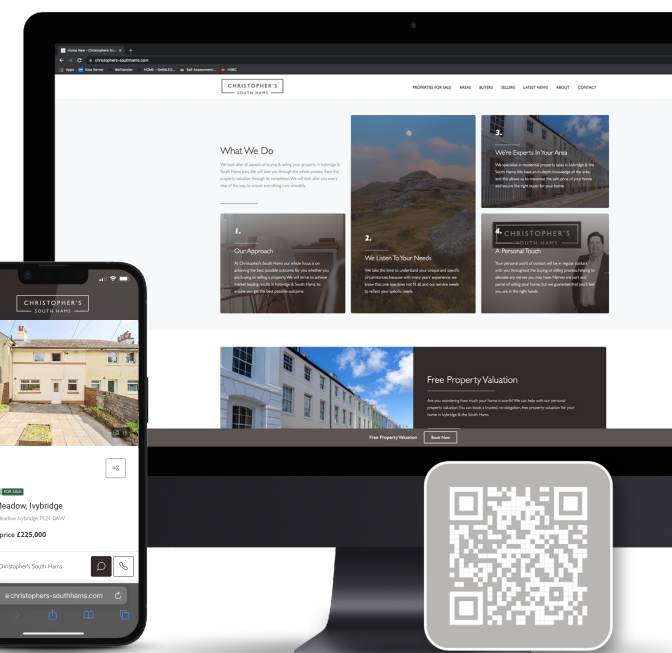
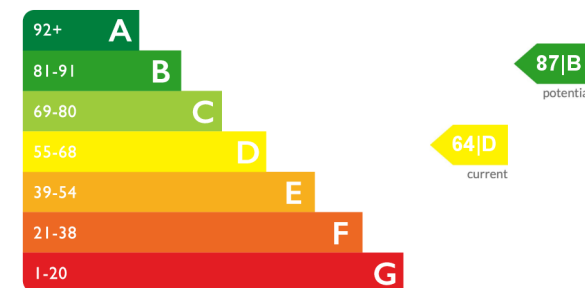
Outbuilding = 100 sq ft / 9.2 sq m

Total = 902 sq ft / 83.7 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Christopher's South Hams Ltd. REF: 1324500

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