



Crescent Gardens, Ivybridge, PL21 0BS

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to market this immaculately presented, detached bungalow set in an elevated position in a highly desired part of this moorland town. Commanding southerly views of the surrounding town, countryside and the iconic Western Beacon, this fantastic home offers 3 bedrooms and a generous amount of living space. An entrance vestibule and linear hallway cleverly divides the bedrooms from the living rooms. The 3 bedrooms are to the left-hand side with the master bedroom boasting a corner of built-in wardrobes. There is a modern shower-room with double walk-in shower and a separate cloakroom for guests. Across the hall is the spacious sitting/dining room bathed in natural light from its super double-aspect. Through to the well-appointed kitchen with a wealth of storage and again, a tremendous double-aspect inviting you into the breakfast area; what a great place to wake up - enjoy a piece of toast, cup of tea and panoramic outlook! If this wasn't enough, the addition of a conservatory gives yet another space to retreat to and absorb those impressive views throughout the seasons. Elevated from the road, this bungalow is currently approached via steps from the driveway where there is ample parking. The garage and workshop are underneath the property. From the top of the steps, a pathway leads around to the rear garden which has been landscaped to paved terraces. Set against the backdrop of the fragrant magnolia, apple and soft-fruit trees this delightfully, private garden is bordered by established Beech hedging and mature shrubs bringing splashes of colour. There are also neat areas of lawn to the side and front. This is an exceptional home in a fantastic location, walking distance to amenities as well as the beautiful Longtimber Woods and with no onward chain, there is scope to put your own stamp on this much cherished family home and call it your own.

Key Features

Detached Bungalow
Elevated Plot with Views
3 Bedrooms
Conservatory
Terraced Garden
Garage with 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.

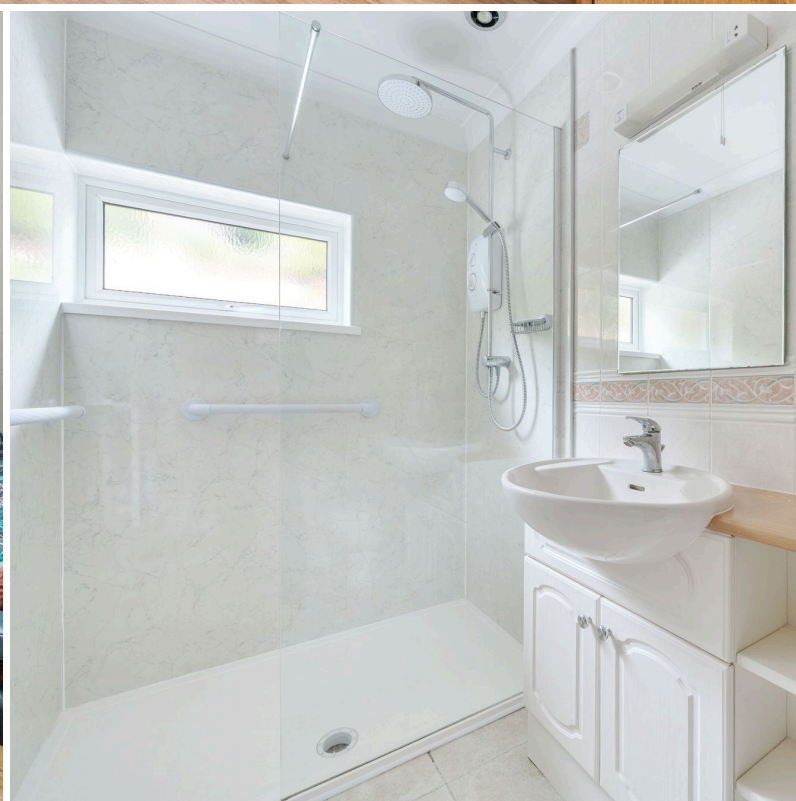
Local Authority:

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

COUNCIL TAX BAND: D

Viewings:

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





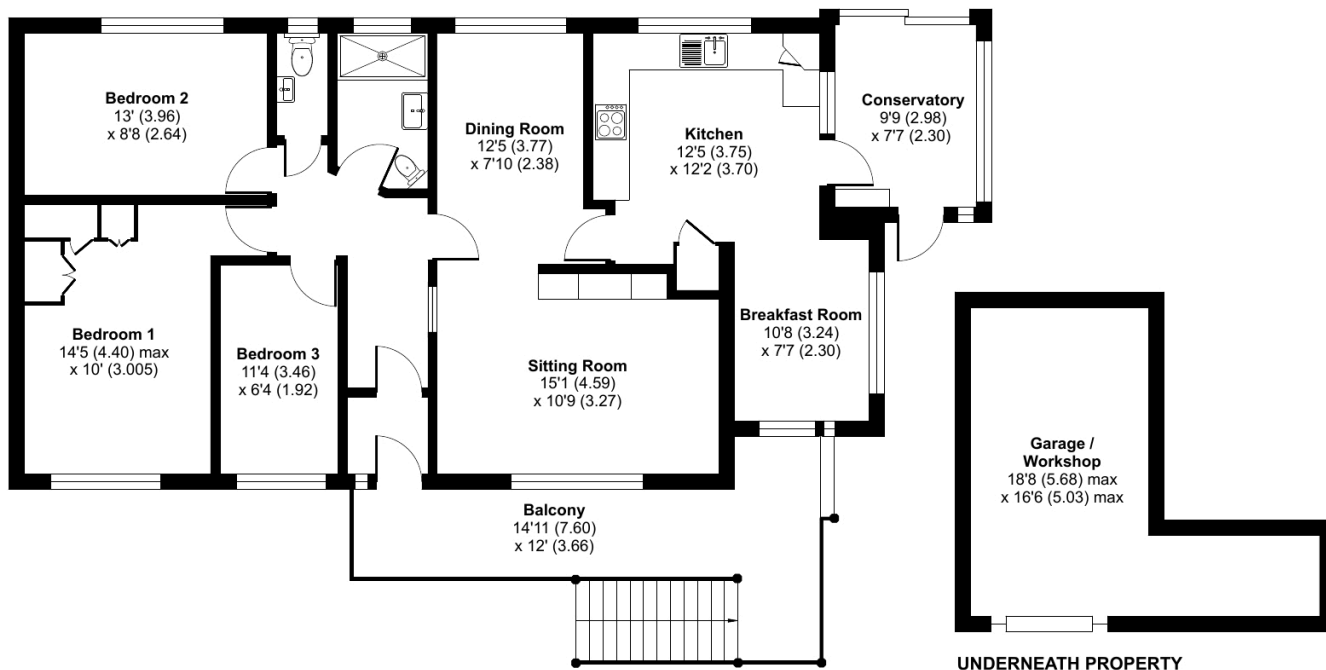
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Approximate Area = 1099 sq ft / 102.1 sq m

Garage = 197 sq ft / 18.3 sq m

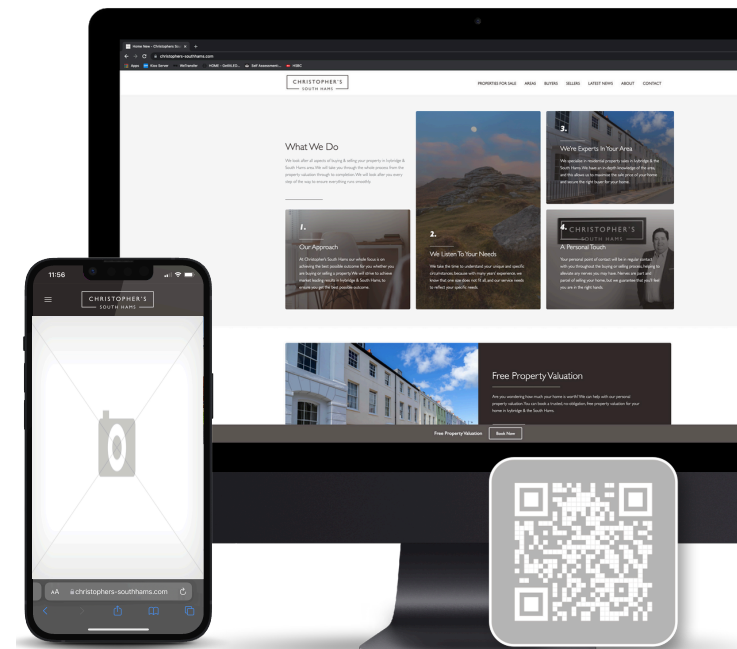
Total = 1296 sq ft / 120.4 sq m

For identification only - Not to scale



UNDERNEATH PROPERTY

Energy Efficiency Rating



See more great properties or arrange your viewing by
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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SOUTH HAMS

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