



Yeolland Park, Ivybridge, PL21 0YP

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's are thrilled to market this beautifully extended 4-bedroom, detached family home in this very popular part of Ivybridge.

Immaculately presented throughout, this truly super home would appeal to a large audience. The current owners have cleverly retained the former kitchen, using it as a second sitting room and by keeping its separate entrance, opens this reception room up to a variety of uses.

From the entrance hallway, the fantastic (recently completed) extension and open-plan family living space welcomes you, flooded with natural light from its dual aspect. With its peninsular breakfast bar separating the kitchen area, there is a delightful sociable element to this great space. A well-appointed utility room, enhanced by a luxurious shower room completes the downstairs accommodation.

Upstairs there are 2 double and 2 single bedrooms, one of which is currently used as a dressing room. An elegant family bathroom completes the upstairs accommodation.

Outside, this superb home is approached by a private driveway with space for 2 vehicles. A gate in between the house and detached garage invites you to the rear garden.

A pristine patio makes an ideal spot for alfresco entertaining and with light dappling through the established trees onto a neat level lawn, there is plenty of space in which to enjoy this private, enclosed oasis.

Key Features

Immaculate, Extended, Detached 4-Bedroom Family Home
Walking Distance to Town Centre
Fantastic Open-Plan Living
Second Reception Room
Downstairs Shower Room
Utility
Parking & Garage (with Light & Power)
Garden

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.

Positive Air Ventilation in Situ.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-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





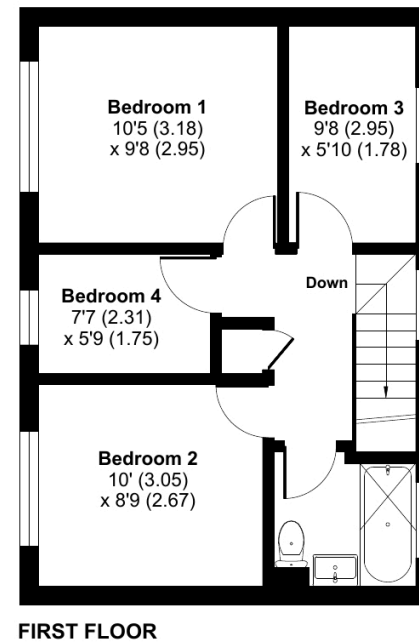
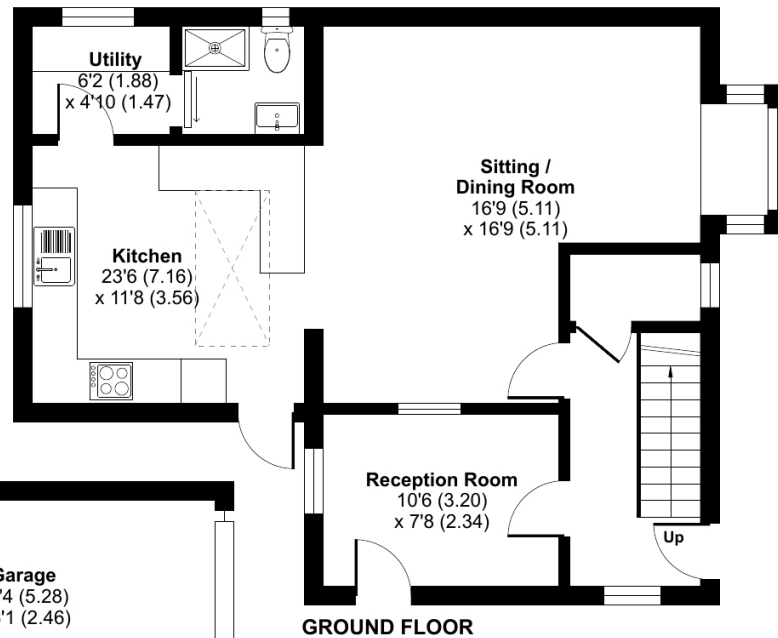
Yeolland Park, Ivybridge, PL21

Approximate Area = 1076 sq ft / 99.9 sq m

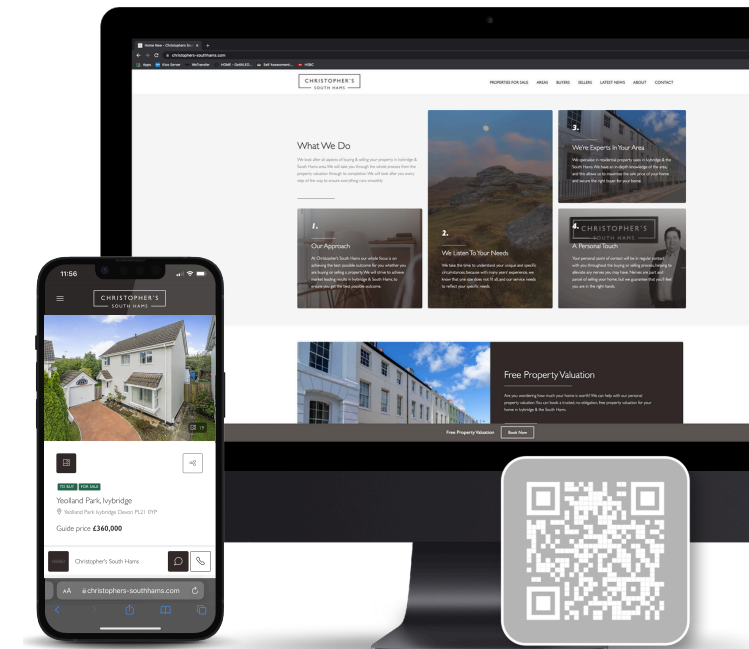
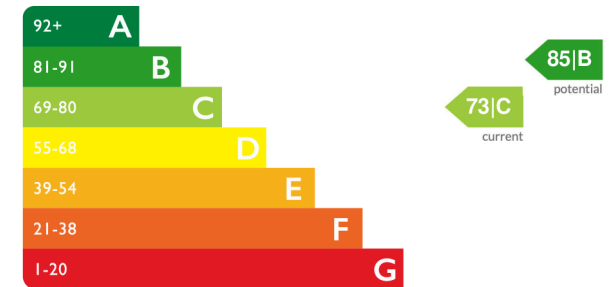
Garage = 142 sq ft / 13.1 sq m

Total = 1218 sq ft / 113 sq m

For identification only - Not to scale



Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christopher's South Hams Ltd. REF: 1197453

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