



Bedford Grove, Ivybridge, PL21 0FJ

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to market this charming, mid-terrace 2-bedroom home in this popular cul-de-sac close to the town centre.

The property offers a spacious sitting room with a delightful southerly aspect and useful under-stair storage. Through glazed double doors, head to the rear kitchen/diner that takes in lovely views over the garden and has double doors welcoming you to the same.

Stairs from the front door invite you to the first floor where there are two double bedrooms both with built-in wardrobes and a ceiling hatch from the landing, opens to a partially boarded loft providing additional storage. The modern family shower room boasts a double walk-in shower and completes the upstairs accommodation. Outside, there is a level driveway and space for parking 2 vehicles. A few steps lead to the front door protected by a storm porch.

High fencing, redbrick wall and mature hedging brings a great level of privacy to the fully enclosed rear garden. Offering a covered, patio seating area where the canopy perfectly provides shade on those hot days and shelter if it drizzles, this makes a superb spot to sit and take some time out, whatever the weather. Steps lead to a level lawn which leads to another patio area and timber shed. There is also an outside tap to help with those gardening jobs.

This has been a much-cherished home and is now waiting for its next generation to make their memories. Ideal for a first-time buyer or someone looking for a smaller home in a great location and viewings are highly recommended.

Key Features

2 Double Bedrooms
Partially Boarded Loft (light & ladder)
Low Maintenance Garden
Parking
Walking Distance to Amenities
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:

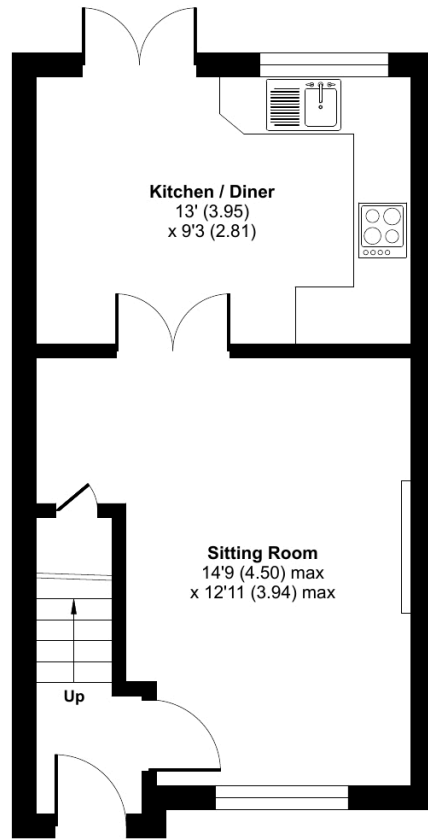
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: B

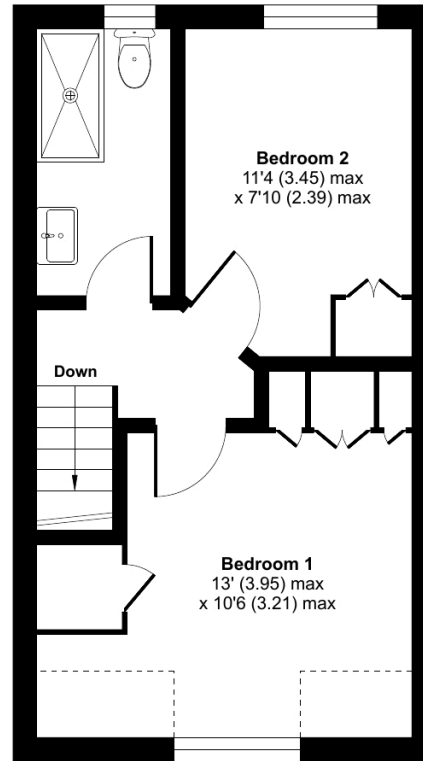
Viewings:

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





GROUND FLOOR



FIRST FLOOR

Bedford Grove, Ivybridge, PL21

Approximate Area = 618 sq ft / 57.4 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 638 sq ft / 59.2 sq m

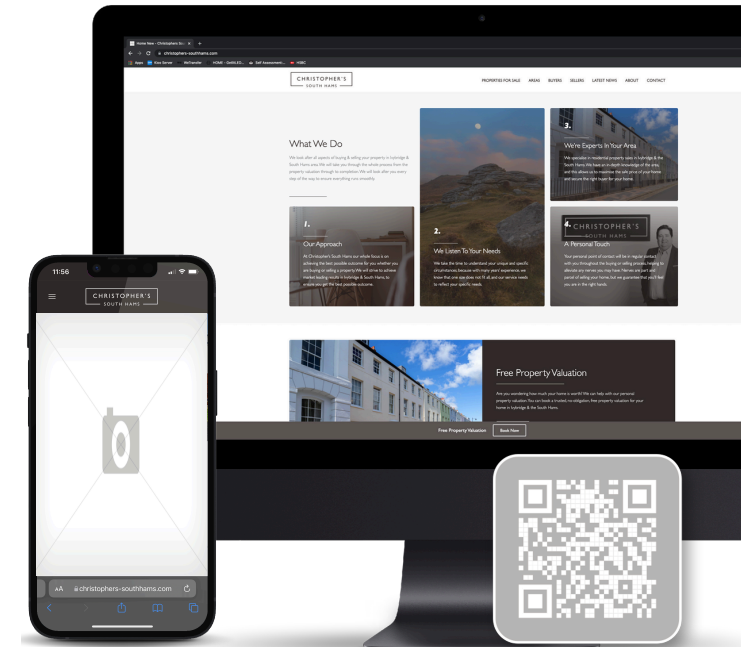
For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Christopher's South Hams Ltd. REF: 1343784



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CHRISTOPHER'S
SOUTH HAMS

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