



Edgemill Walk, Ivybridge, PL21 0GN

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are pleased to market this immaculately presented 2-bedroom home on the popular eastern side of Ivybridge. Built approximately 6 years ago, the property enjoys various communal green spaces and a nearby play-park on this well-kept development. This lovely home offers well-proportioned rooms starting with the delightful sitting room inviting you inside, showered in natural light from its south-facing aspect and taking in pleasant open-views beyond. Overlooking the pretty rear garden is the superb, modern kitchen/dining room with doors leading to the private patio and enclosed garden, ideal for spending time with family and friends. Downstairs also benefits from a cloakroom. On the first floor there are 2 double bedrooms, one with an extensive range of built-in wardrobes and a well-appointed family bathroom completes the upstairs accommodation. Outside, a neat front area of lawn bordered by shrubbery welcomes you. There is a private driveway with space for 2-3 vehicles and pedestrian access to the rear garden. This home would be ideal for a First Time Buyer, an investor or even those looking to downsize to a great location.

## Key Features

Remainder of NHBC Warranty  
Immaculate  
Low Maintenance  
Walking distance to town & Filham Park  
Parking

Downstairs Cloakroom  
2 Double Bedrooms  
Family Bathroom  
Garden  
Views

## 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.

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

**Tenure** Freehold.



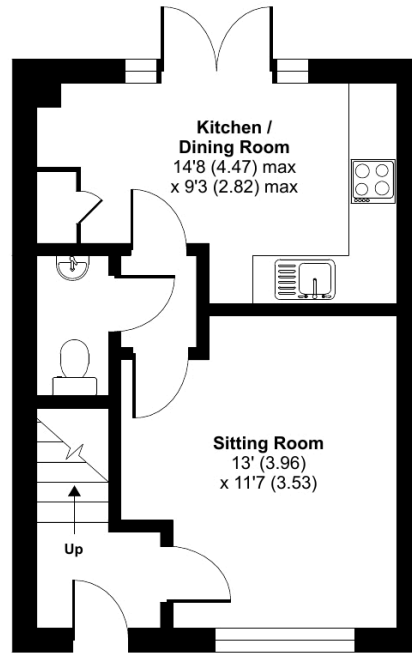




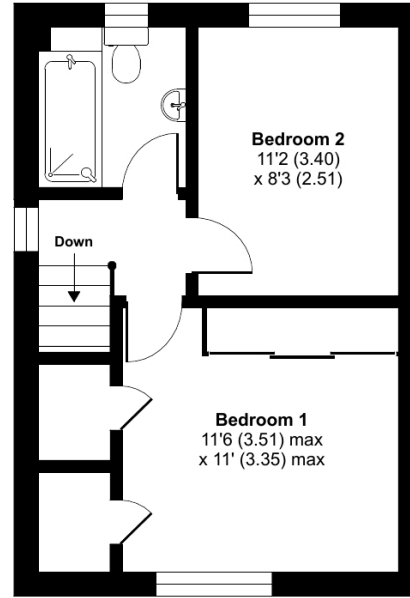
## Edgemill Walk, Ivybridge, PL21

Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale

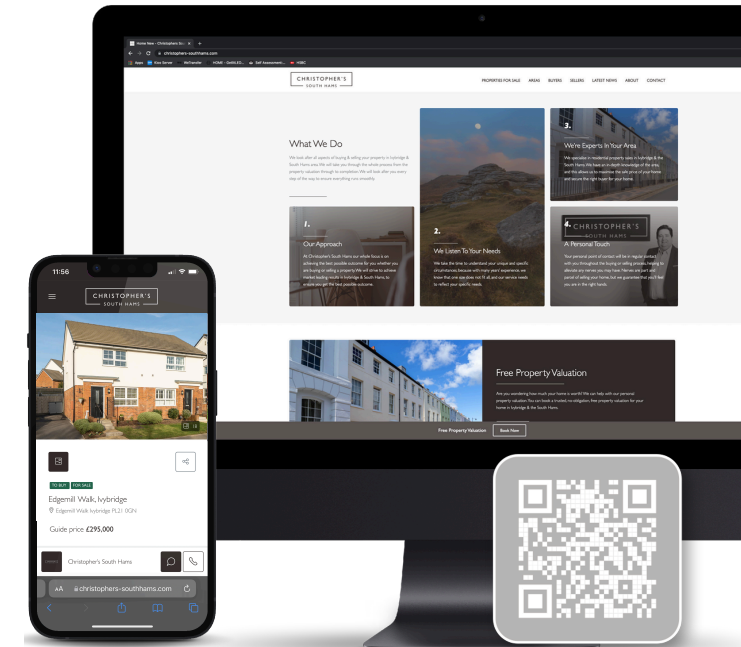
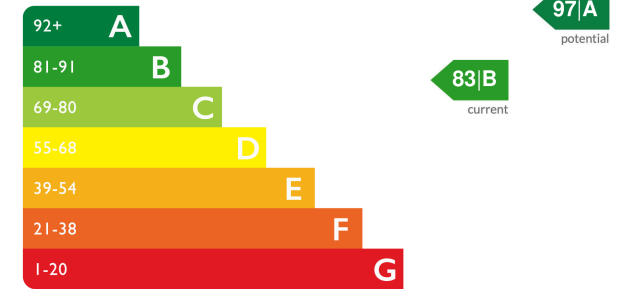


GROUND FLOOR



FIRST FLOOR

## Energy Efficiency Rating



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SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)