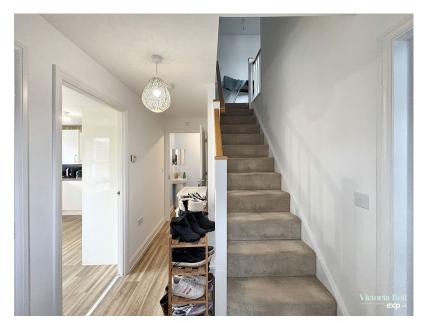


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## **Turnpike Crescent, Ivybridge** Guide Price £330,000









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- Detached family home built 5 Prime location Just one years ago, with 5 years left on the NHBC
- Three bedrooms Including Contemporary kitchen/diner a spacious master with modern en-suite
- Bright dual-aspect lounge -Perfect for everyday living and entertaining
- Ground floor WC Convenient and familyfriendly
- Driveway parking Suitable for two to three vehicles

- mile from the town centre and close to amenities
- With integrated appliances and garden access
- Stylish family bathroom -Finished with modern fixtures and fittings
- Private rear garden Lawn and patio area ideal for outdoor dining
- Solar panels Enhancing energy efficiency and lowering utility costs



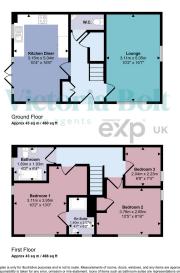






This beautifully presented three-bedroom home on Turnpike Crescent, Ivybridge is ideally located just a mile from the town centre, close to schools and amenities. It features a spacious kitchen with integrated appliances and French doors to the garden, a bright dual-aspect lounge, and a downstairs WC. Upstairs offers three well-sized bedrooms, including a master with en-suite, plus a modern family bathroom. Outside boasts a lawned garden with patio, driveway parking for 2–3 cars, and the added benefit of solar panels for improved energy efficiency.

## Approx Gross Internal Area 86 sq m / 926 sq ft



**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs 96 (92 plus) \Lambda 95 (81-91) B (69-80) (55-68)(39-54)(21 - 38)G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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