



Connells

Risdon Drive
Ivybridge



Property Description

An attractive three bedroom semi detached house situated in the desirable Woodland area of Ivybridge. This well proportioned property offers comfort and style, ideal for families or those seeking more space. also benefiting be nearby to Woodland Primary school

On the ground floor you'll find an inviting entrance hall, generous living room, and a kitchen diner. The modern kitchen is fitted with contemporary units and offers space for casual meals or entertaining, with patio doors leading to a decking area, boasting far reaching views over Ivybridge.

Upstairs are three good sized bedrooms, including a master bedroom with its own ensuite, providing added privacy and convenience. A well appointed family bathroom completes the first floor layout. Outside, there is off street parking and a private rear garden that's ideal for relaxing, dining outdoors, or for children to play in.

Located in a quiet, residential street with easy access to local amenities, schools, and transport links, this home provides a blend of practical living and pleasant surroundings

Entrance Hall

Wooden door to the front. Radiator. Fitted carpet.

Cloakroom

Low level wc and wash hand basin. Partial tiling. Radiator. Tiles floor. Frosted double glazed window to the front.

Lounge

15' 1" max x 11' 10" max (4.60m max x 3.61m max)

Lounge with double glazed window to the front aspect. Telephone and TV point. Understairs cupboard. Radiator. Fitted carpet.

Kitchen / Diner

15' 3" max x 9' 7" max (4.65m max x 2.92m max)

Modern fitted kitchen with a range of wall and base units and complementary worksurface. Stainless steel sink and drainer. Electric oven and hob with stainless steel extractor fan over. Space and plumbing for washing machine and space for fridge freezer. Central heating boiler. Radiator. Tiled floor. Space for dining table. Double glazed French doors to the rear leading out the rear garden.

Landing

Stairs from ground floor. Access to loft. Fitted carpet.

Bedroom One

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

Double bedroom with double glazed window to the front aspect. Built in cupboard. Telephone and TV point. Radiator. Fitted carpet. Access to En Suite

En Suite

Low level wc, wash hand basin with vanity unit and shower cubicle. Partial tiling. Radiator. Tiled floor. Frosted window to the front.

Bedroom Two

9' 1" max x 7' 9" max (2.77m max x 2.36m max)

Double bedroom with double glazed window to the rear giving far reaches views. Radiator. Fitted carpet.

Bedroom Three

8' 3" max x 5' 9" max (2.51m max x 1.75m max)

Single bedroom with window to the rear giving far reaching views. Radiator. Fitted carpet.

Bathroom

Bathroom suite comprising of low level wc, wash hand basin and bath with mixer taps and shower over. Partial tiling. Extractor fan. Tiled floor.

Garden

South facing enclosed rear garden giving far reaching views. Elevated decking with steps down to a patio and stone chippings area. Step down to lawn.

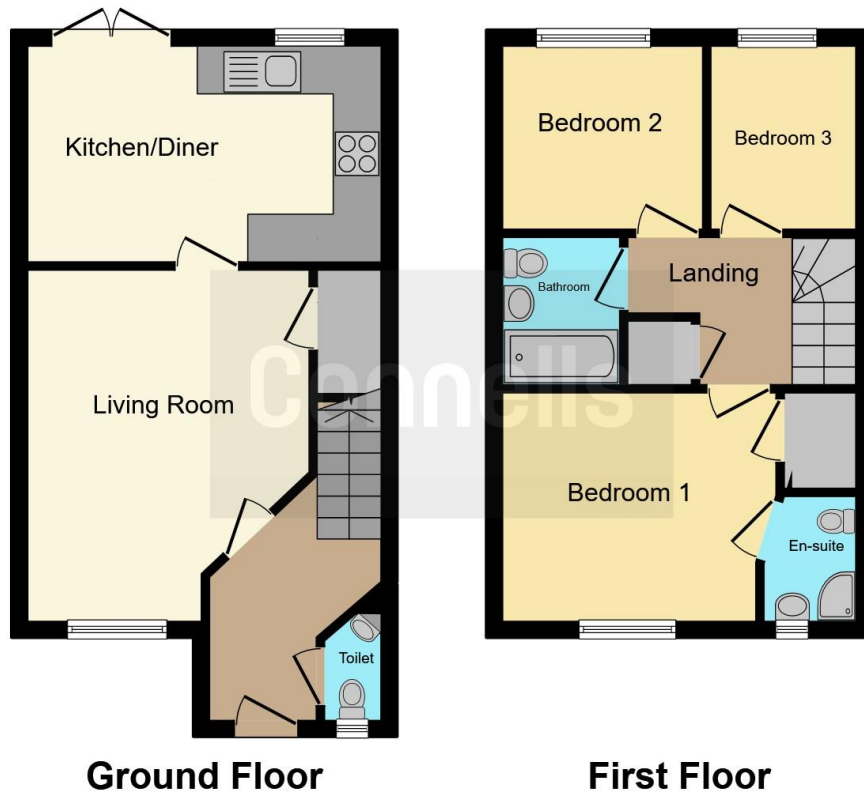
Parking

Two allocated parking spaces to the front of the property.

Agents Notes

This property will be sold as Freehold, please contact the agent for more information





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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