



Connells

Holtwood Drive
Ivybridge



Property Description

****THIS PROPERTY HAS NO CHAIN****

Connells are proud to present this beautiful **FOUR BEDROOM DETACHED** house in the highly sought after town of Ivybridge in South Devon. Situated close to the edge of Dartmoor National Park and the stunning beaches of the South Hams.

This property comprises of an entrance hallway with a cloakroom. The large lounge faces the front of the property and is light and airy and has a feature fireplace and surround. Double doors lead into the well-proportioned dining room which is flooded with light through the sliding doors leading to the patio and garden. The fitted kitchen has great storage and space for appliances. Upstairs are four bedrooms with a generous master bedroom which is En suite and a modern family bathroom.

Externally, there is a double width driveway leading into the single garage to the front of the property with a lawn and hedging to one side. The rear garden has a patio/entertainment area, a wooden pagoda and a useful storage shed.

****CONTACT THE TEAM AT CONNELLS TO ARRANGE A VIEWING on 01752 691200****

Entrance Porch

Frosted Front Door. Tiled Floor. Frosted door leading to Entrance Hall.

Entrance Hall

Stairs to First Floor accommodation. Radiator. Carpet.

Cloakroom

Accessed from Porch. Frosted double glazed window to front elevation. Wash hand basin. Low level WC. Radiator, Carpet.

Lounge

15' 6" x 11' 8" (4.72m x 3.56m)
Window to front elevation. Gas fire with mantelpiece. Wall lights. TV point. Telephone point. Two radiators. Carpet.

Dining Room

9' 10" x 9' 4" (3.00m x 2.84m)
Double doors leading from the lounge. Patio doors to rear elevation and garden. Radiator. Carpet.

Kitchen

14' x 10' (4.27m x 3.05m)
Double glazed window to rear. uPVC door to garden. Wall and base units. Worksurfaces. Breakfast Bar. Stainless steel sink and drainer. Additional separate sink. Central Heating Boiler. Plumbing for Dishwasher and Washing Machine. Electric Oven with Induction Hob. Cooker Hood. Tiled Splashback. Tiled floor.

Landing

Carpet on stairs to landing. uPVC window on half landing to side elevation. Loft Access. Airing Cupboard.

Bedroom One

12' 6" max x 12' 2" max (3.81m max x 3.71m max)
Two double glazed windows to the front. Built in double wardrobe. Carpet. Two Radiators.

En Suite

Double glazed frosted window to the side elevation. Low level WC. Wash hand basin. Shower cubicle. Radiator. Shaver point. Tiled. Laminate floor.

Bedroom Two

9' 10" x 9' 7" (3.00m x 2.92m)

Double glazed window to the front. Built in double wardrobe. Carpet. Radiator.

Bedroom Three

12' 11" max x 8' 11" (3.94m max x 2.72m)

Double glazed window to the rear. Carpet. Radiator.

Bedroom Four

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to the rear. Carpet. Radiator.

Bathroom

Frosted doubled glazed window to the rear. Low level WC. Wash hand basin. Shower over bath. Shaver point. Radiator. Laminate floor.

Front Garden

Predominantly laid to lawn with double driveway access.

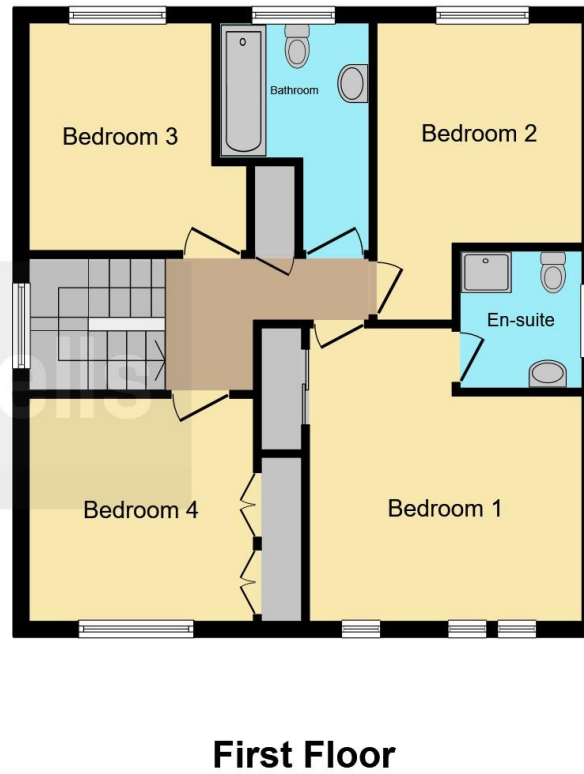
Rear Garden

South facing rear garden laid to lawn. Patio area. Substantial Summer House.

Garage

Integral Garage with light, power and plumbing. Up and Over door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/IVY305883

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.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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