

Property details approval form

13 Barons Pyke, Ivybridge, Devon, England, PL21 0BZ

Date: 11 December 2023

Property Ref and Version: IVY305998 - 0021

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £240,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Cul de sac location
- > Three double bedrooms
- > Driveway Parking for two cars
- > Downstairs cloakroom
- > Enclosed Rear garden
- > Level walk to Ivybridge shopping centre

○ Short Description

Three double bedroom townhouse set in a CUL DE SAC location with downstairs cloakroom and good size kitchen diner and lounge. Along with driveway parking, garage and an enclosed rear garden this home NEEDS TO BE VIEWED to be fully appreciated.

○ Long Description

CONNELLS Ivybridge welcome you to this great THREE DOUBLE BEDROOM townhouse set in a quiet CUL DE SAC location called Barons Pyke. The location is surrounded by green space in this leafy suburb and is close to the local Filham Park and within a 15 minute level walk of all the fantastic amenities that the town has to offer. The town is close to Dartmoor National Park and an array of local beaches and coastal walks. There are five primary schools in the area and a community college in addition to several nursery schools. A lovely place to live with a family.

Downstairs there is a cloakroom and good size kitchen/ diner and a great sized lounge. Upstairs are three bedrooms and a family bathroom. Along with driveway parking, garage and an ENCLOSED REAR GARDEN. This home NEEDS TO BE VIEWED to be fully appreciated.

PLEASE CALL 01752 691200 TO ARRANGE A VIEWING.

○ Directions

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○ Room Description

Entrance Hall

Double glazed door to the front leading into the hallway. Radiator. laminate flooring. Door into garage. Stairs to the first floor.

Cloakroom (Ground Floor)

Cloakroom comprises of a low level wc and wash hand basin. Radiator. Frosted double glazed window to the front. laminate flooring.

Kitchen/diner (ground Floor)

15' x 11' (4.57m x 3.35m)

Fitted kitchen with a range of wall and base units. Complimentary worksurface. 1 and a 1/2 bowl stainless steel sink and drainer. Partial tiling. Space for an oven. Plumbing for a dishwasher. Space for a fridge freezer. Radiator. Tiled floor. Two double glazed windows to the rear aspect.

Lounge

15' x 10' 8" (4.57m x 3.25m)

Two double glazed window to the front aspect. Fireplace with gas fire. Telephone and TV point. Fitted carpet.

Bedroom Two (1st Floor)

15' 1" x 8' 7" (4.60m x 2.62m)

Double bedroom with two double glazed window to the rear aspect. Two built in wardrobes. Fitted carpet. Radiator.

Bedroom One (2nd Floor)

15' 1" x 10' 10" (4.60m x 3.30m)

Double bedroom with two double glazed bedrooms to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom Three (2nd Floor)

11' 1" x 15' 1" (3.38m x 4.60m)

Double bedroom with double glazed window to the rear aspect. Radiator. Fitted carpet.

Wet Room (2nd Floor)

Wet room with low level wc, wash hand basin and shower. Heated towel rail. Frosted double glazed window to the rear aspect.

Front Garden

Driveway parking to the front.

Rear Garden

Patio leading to raised and stone chipped area. Fully enclosed with rear access via a gate.

Garage

18' 2" x 9' 9" (5.54m x 2.97m)

Garage with up and over door. power and light. Plumbing for washing. GCH Worcester combi boiler.

Parking

Driveway parking for two cars.

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○ Floor Plan



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.

○ Approval

Signature

Date

	Signature	Date
Jack Campbell		
Mr E. Middleton		