



Connells

Western Road  
Ivybridge



### Property Description

4b Western Road is one of 2 flats that are being converted from the former The Gun Room in the heart of Ivybridge. This two double bedroom ground floor flat is ready to be finished, you are welcomed to finish and add your own stamp onto this home. Viewing is a must to appreciate the size.

### Agents Note

"Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that a lease will be created for the property. We understand that this will take place during the conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential time frames involved."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 inspections. Powered by [www.footeage.com](http://www.footeage.com)





To view this property please contact Connells on

**T 01752 691 200**  
**E [ivybridge@connells.co.uk](mailto:ivybridge@connells.co.uk)**

11 Glanvilles Road Glanvilles Mill  
IVYBRIDGE PL21 9PS

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/IVY306349](https://www.connells.co.uk/Property/IVY306349)**



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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