



**Connells**

Risdon Drive  
Ivybridge





### Property Description

Connells Ivybridge are proud to bring to the market this immaculate TWO BEDROOM semi-detached home. Located in the sought after Woodlands area of Ivybridge, this property is ready to move into.

Comprising of steps leading to the front door, hallway with a cloakroom, a well proportioned lounge and a good sized kitchen/diner with double patio doors leading to the enclosed garden - great for families.

THIS WILL ATTRACT A LOT OF INTEREST and as such we recommend an early viewing.

GREAT FIRST TIME BUYER OPPORTUNITY!

Please call the team on 01752 691200 to arrange a viewing.

### Entrance Hall

Entrance hall with grey and white patterned tile floor. Radiator and thermostat.

### Cloakroom

Cloakroom with a low level wc and wash hand basin and radiator .

### Lounge

15' 2" x 9' 5" ( 4.62m x 2.87m )

Lounge with a window to the front. TV and phone point. Radiator. Additional storage in an understairs cupboard. Fitted carpet. Door leading to Kitchen Diner.

### Kitchen/dining Room

12' 7" x 8' 1" ( 3.84m x 2.46m )

Fitted kitchen with a range of wall and base units. Neutrally decorated. Integrated oven and hob.

Space for a washing machine and fridge freezer. Radiator. Fire Alarm.Window and patio doors to the rear.

### Landing

Stairs to the first floor.Loft hatch.Fitted carpet.

### Bedroom One

12' 1" x 8' 2" ( 3.68m x 2.49m )

Double bedroom. Neutrally decorated. Radiator. Window to the rear.

### Bedroom Two

12' 7" x 8' 5" ( 3.84m x 2.57m )

Second bedroom. Two windows to the front. Radiator. Additional storage in an overstairs cupboard. Fitted carpet.

### Bathroom

Bathroom with low level wc, wash hand basin and bath with shower over.Extractor fan. Heated towel rail. Grey part tiled walls. Linoleum floor.

### Loft Space

Fully Boarded. Shelving for storage.

### Front Garden

Steps leading up to the front. Pathway to the side with gateway providing rear access.

### Rear Garden

Accessed from kitchen diner. Predominantly laid to lawn with patio area. gate to side providing access.







To view this property please contact Connells on

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

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/IVY306484](https://www.connells.co.uk/Property/IVY306484)**

Tenure: Freehold



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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