



Connells

Bridge Cottages
Exeter Road Ivybridge



Property Description

**** NO ONWARD CHAIN**** A superb First Time Buyer or Investment Opportunity.

Connells Ivybridge are honoured to present this quaint, 19th century, 2 bed property to market. Located in the heart of Ivybridge this property prides itself on a great tucked away position but with phenomenal access to all Ivybridge's local amenities. This characterful property boasts beautiful period features such as stone walls, log burner and stunning architectural quirks of this time period. There is a front garden mainly laid to lawn with a with seating/patio area. ****Please call 01752 691200 to arrange a viewing.****

Entrance Hall

Double glazed feature window to the front. Entrance door to the side. Laminate Floor.

Lounge

13' 1" x 12' 11" (3.99m x 3.94m)
uPVC double glazed bay window to the front. Feature fireplace with log burner and storage either side. Wooden Floor.

Kitchen

9' 9" x 12' 1" (2.97m x 3.68m)
uPVC window to the front. Stainless steel sink and drainer. Worksurfaces. Base units. Tiled splashback. Space for electric oven. Space for fridge/freezer. Electric heater (wall mounted). laminate wood floor. Stairs to first floor.

Utility Room

4' 1" x 7' 2" (1.24m x 2.18m)
Plumbing for washing machine. Worksurfaces. Double glazed frosted window to rear. laminate floor.

Landing

Carpet on stairs. Carpet on landing. Loft Access.

Bedroom One

11' 6" x 13' 2" (3.51m x 4.01m)
uPVC bay window to the front. Carpet. Electric Heater,

Bedroom Two

5' 8" x 8' 5" (1.73m x 2.57m)
uPVC window to the front. Wooden floor.

Bathroom

uPVC frosted window to the front. Low level flush wc. Wash hand basin. Shower over bath with mixer taps. Laminate floor. Extractor fan. Tiled walls. Cupboard housing hot water tank.

Front Garden

Mainly laid to lawn. Charming seating/ patio area.







To view this property please contact Connells on

T 01752 691 200
E ivybridge@connells.co.uk

11 Glanvilles Road Glanvilles Mill
IVYBRIDGE PL21 9PS

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/IVY306495



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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