



**Connells**

Church Street  
Ermington Ivybridge



Church Street  
Ermington Ivybridge PL21 9NJ

for sale offers in the region of  
**£290,000**



### Property Description

Welcome to this charming three-bedroom character cottage nestled in the picturesque village of Ermington, Ivybridge. This beautiful property is full of character and boasts original wooden beams, adding a touch of rustic elegance to its charm.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with a spacious living area that is perfect for relaxing or entertaining guests. The cottage features a well-appointed kitchen, where you can unleash your culinary skills and create delicious meals for your loved ones.

Upstairs, you'll find three cozy bedrooms, offering plenty of space for a growing family or accommodating guests. The cottage also benefits from a separate garden, providing a tranquil outdoor space to enjoy the fresh air and soak up the sunshine.

For those in need of additional storage or a workshop space, an outhouse is conveniently located on the property. Furthermore, parking is available to the front of the property, ensuring convenience and ease.

Located in the desirable village of Ermington, this cottage offers a peaceful retreat from the hustle and bustle of city life. With its idyllic surroundings and close proximity to local amenities, including shops, schools, and transport links, this property truly offers the best of both worlds.

### Lounge

15' 9" x 13' 5" ( 4.80m x 4.09m )

### Kitchen

12' 1" x 9' 8" ( 3.68m x 2.95m )

### Dining Room

14' 4" MAX x 17' 6" ( 4.37m MAX x 5.33m )

### Bedroom One

10' 8" x 10' 3" ( 3.25m x 3.12m )

### Bedroom Two

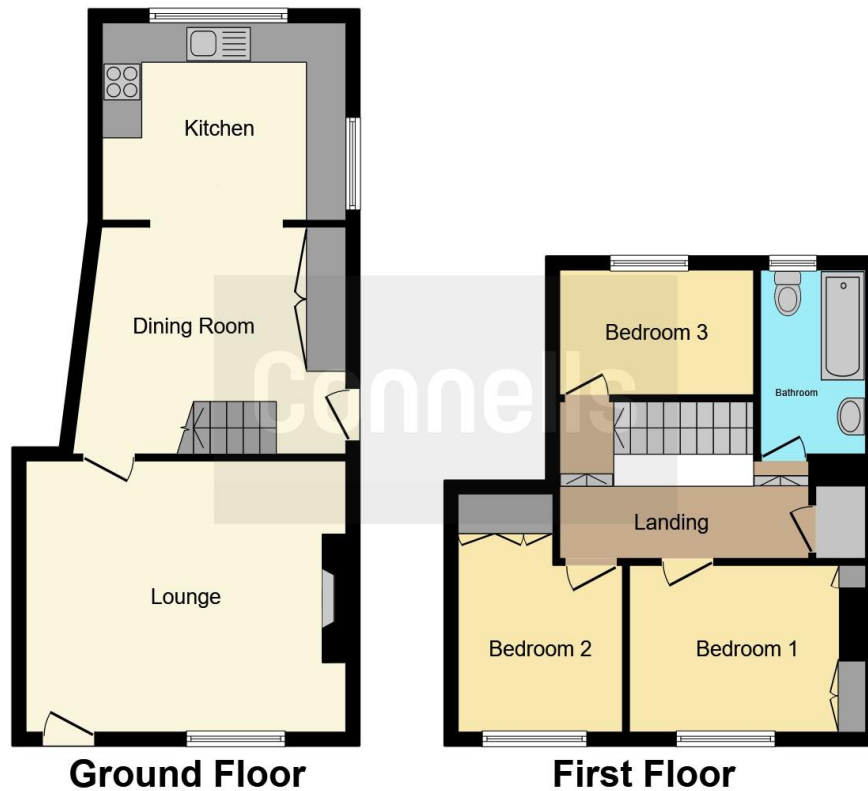
12' 1" x 8' 2" ( 3.68m x 2.49m )

### Bedroom Three

9' 5" x 6' 2" ( 2.87m x 1.88m )







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

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 IVYBRIDGE PL21 9PS

**EPC Rating: D**

**view this property online [connells.co.uk/Property/IVY306570](http://connells.co.uk/Property/IVY306570)**



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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