

for sale

guide price **£255,000**



Manor Drive Ivybridge PL21 9BD

On the market for the first time in over 30 years! This property is ready for a new family to put their own stamp on! With large spacious rooms, low maintenance gardens & a driveway and garage, this isn't one to be missed! Call today!



Manor Drive Ivybridge PL21 9BD

Entrance Hall

Spacious hall way with space for coats & shoes, PVC front door, radiator.

Lounge

14' 4" x 10' 8" (4.37m x 3.25m)

uPVC window to front elevation, gas fire & surround, radiator.

Kitchen/ Dining Room

20' 9" MAX x 10' 1" MAX (6.32m MAX x 3.07m MAX)

uPVC window to rear elevation, door to rear garden, wall & base units, sink, double oven, hob, radiator, storage cupboard, boiler

Landing

Stairs to landing, loft hatch

Bedroom One

14' 7" MAX x 11' 1" MAX (4.45m MAX x 3.38m MAX)

Double bedroom, double glazed window to front, radiator.

Bedroom Two

11' 8" to wardrobe x 8' 5" MAX (3.56m to wardrobe x 2.57m MAX)

Double bedroom, double glazed window to rear, built in wardrobe

Bedroom Three

9' 8" MAX x 7' 8" MAX (2.95m MAX x 2.34m MAX)

Good size single bedroom, double glazed window to front, radiator

Garage

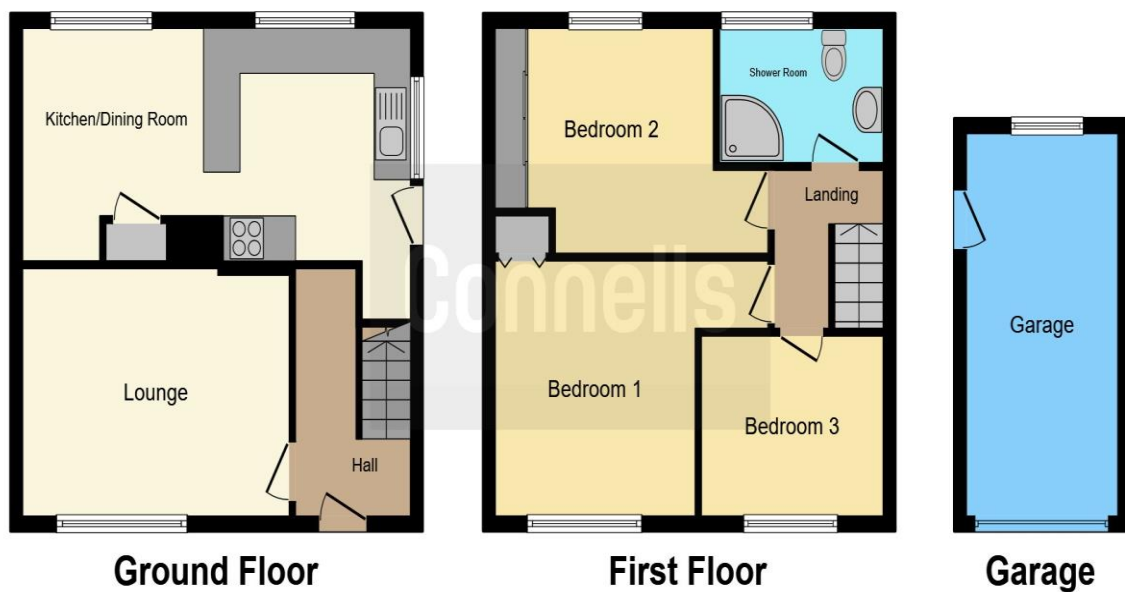
16' 7" x 8' 2" (5.05m x 2.49m)

Single garage with storage, power & lighting, double glazed window and uPVC door









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

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

Property Ref: IVY306606 - 0006

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/IVY306606



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk