



Connells

Manor Drive  
Ivybridge





## Property Description

A rare opportunity to purchase this spacious, three bedroom, semi detached family home. Located a stones throw from Manor Primary School & a short walk to the shops in the town centre.

The property itself boasts a spacious lounge with gas fire and surround, the kitchen & dining area are large in size, perfect for entertaining & views over the garden. Upstairs, the home boasts three, great size rooms, two large doubles and a generous single & the family bathroom with a walk in shower.

The garden is a mixture of shrubbery & lawn with raised beds, making it a gardeners dream.

There is parking for two cars, aswell as a garage!

This property is available with no onward chain and ready to view immediately.

## 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

### Agents Note

The property is classified as a Cornish unit. Documentation is held on file to prove a mortgage can be obtained.

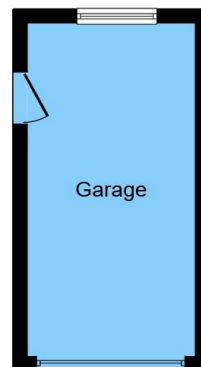




**Ground Floor**



**First Floor**



**Garage**

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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**EPC Rating: D**

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Tenure: Freehold



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