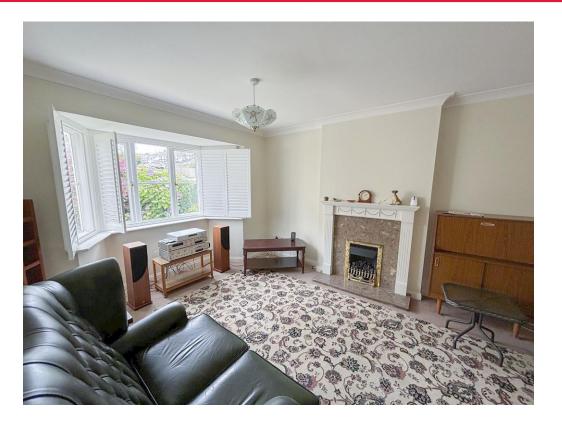


Woodfield Crescent Ivybridge



# Woodfield Crescent Ivybridge PL21 0FB



## **Property Description**

\*\*GUIDE PRICE OF £290,000 TO £310,000\*\*

Upon entering this charming home, you will be greeted by a warm and inviting atmosphere. The spacious living area provides the perfect setting for relaxation and entertainment, with plenty of room for comfortable furniture arrangements. The large windows allow natural light to flood the room, creating a bright and airy ambiance.

The kitchen is well-appointed and offers both functionality and style. It features modern appliances and ample cabinet space, making it a joy to prepare meals and entertain guests.

The two double bedrooms are generously sized, providing a peaceful haven for rest and relaxation. With plenty of closet space, you can keep your belongings organised and easily accessible.

One of the highlights of this property is the addition of a conservatory, providing a tranquil space to unwind and enjoy some privacy. Whether used as a cozy reading nook or a sunlit dining area, this versatile space is a true asset.

The property further benefits from a garage and driveway, offering secure parking options and additional storage space.

The property also features a newly fitted felt membrane in the roof, along with new ridge tiles and insulation since November 2024.

This delightful bungalow is perfect for those looking for low-maintenance living without compromising on space or location. With easy access to local amenities,transport links, and scenic walks, this is a must see property!

## **Entrance Hall**

Doorway to side. Carpet. Radiator.

## Lounge

18' 2" x 10' 4" (5.54m x 3.15m) Bay window to the front. Shutters. Carpet. Radiator. Gas fire place with with mantle.

#### Dining Room

7' 5" x 8' 10" ( 2.26m x 2.69m ) Window to the front with shutters. Radiator. Carpet.

#### Bedroom One

11' 10" x 10' (3.61m x 3.05m) Window to rear with shutters. Built in surrounding wardrobe. Radiator.

#### Bedroom Two

8' 6" x 9' 10" ( 2.59m x 3.00m ) Double doors leading to conservatory. Shutter blinds.

#### Bathroom

Low level flush wc. Window to side. Shower over bath. Wash hand basin. Extractor fan. Radiator.

## Conservatory

16' 11" x 75' (5.16m x 22.86m) Side and Rear windows. Door to garden. Radiator. Air conditioning unit. Carpet.











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

EPC Rating: D Council Tax Band: D

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.

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



