



Connells

Yeolland Lane  
Ivybridge





## Property Description

Connells are pleased to present this pleasant one bedroom cluster house located in the heart of Ivybridge and close to the local amenities.

This home provides great transport links by bus, car and train. Also being within a short distance of the Dartmoor national park, the South Hams beaches and the city of Plymouth/Exeter.

The property provides a large double bedroom, modern bathroom, open lounge/diner and a stylish kitchen. With allocated parking and well maintained communal gardens this property would be an ideal purchase for first time buyers or investors!

Current annual service charge approx. £366.00  
Current annual buildings insurance approx. £ 210.000

## Lounge

10' 6" max x 12' 7" max ( 3.20m max x 3.84m max )

Window to front aspect, gas fire.

## Kitchen

9' 2" max x 4' max ( 2.79m max x 1.22m max )

Comprising wall and base units, stainless steel sink with drainer, hob, oven, space for undercounter washing machine, space for freestanding fridge/ freezer, window to the front aspect and radiator.

## Bedroom 1

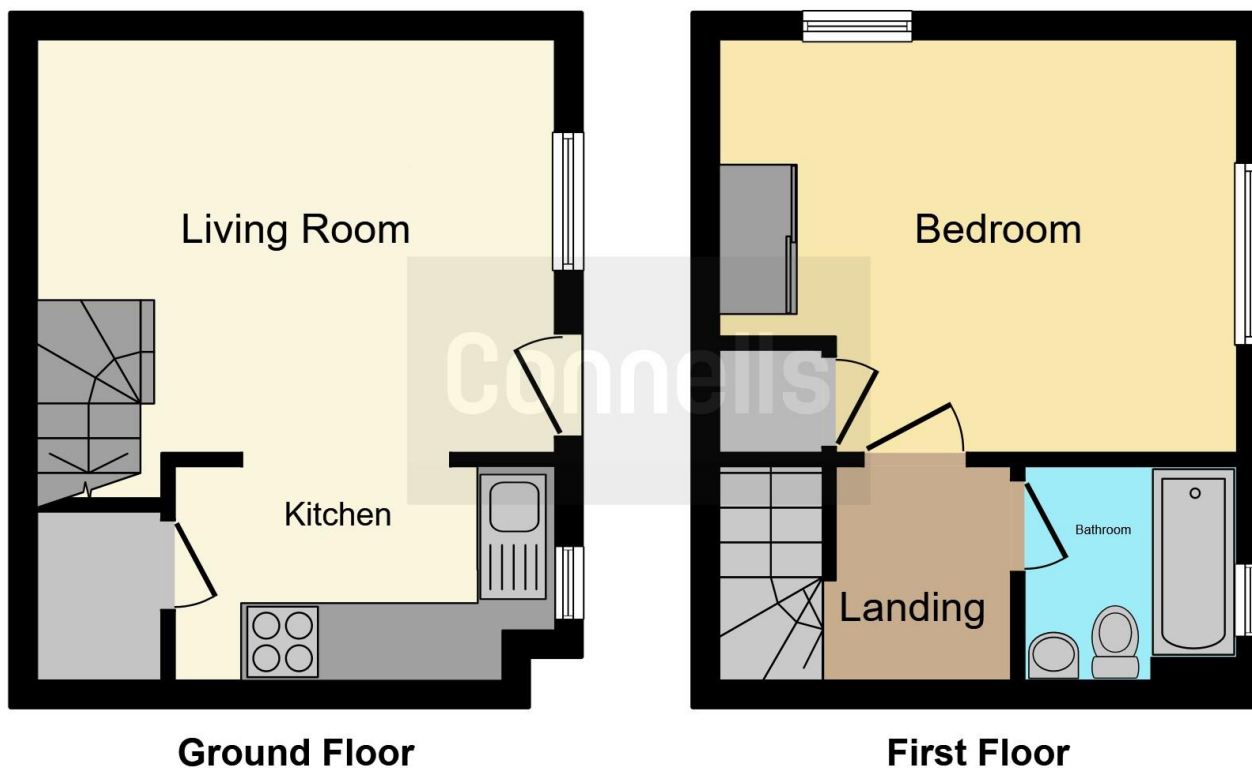
9' 6" max x 12' 8" max ( 2.90m max x 3.86m max )

Window to front and side aspect, radiator, storage cupboard.

## Bathroom

Obscured window to front aspect, low level WC, wash hand basin, shower over bath.





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)

To view this property please contact Connells on

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110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: D Council Tax  
 Band: A

Service Charge: 366.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/IVY306780](http://connells.co.uk/Property/IVY306780)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: IVY306780 - 0018