

for sale

offers in excess of **£269,000**



Pykes Down Ivybridge PL21 0BY

****NO ONWARD CHAIN****

An Impressive three bedroom semi detached house located in the delightful street of Pykes Down. With amazing views of the Western Beacon, and a beautiful south facing rear garden, you are never short of an amazing view and natural lighting.



Pykes Down Ivybridge PL21 0BY

Entrance Hall

Space for coats and shoes. Upvc double glazed door and window window to front and side, Door access to lounge, stairs to first floor.

Lounge

14' 5" max x 12' 7" max (4.39m max x 3.84m max)
Upvc double glazed window to front, radiator, open fire place, Cupboard for understair storage, door access to kitchen/diner.

Kitchen/Diner

10' 8" max x 15' 7" max (3.25m max x 4.75m max)
Wall and base mounted units, integrated hob and freezer, space for appliances, radiator to side, Upvc double glazed french doors to south-facing garden, Tap over sink.

Bathroom

Small step up to walk in double shower area, Wash hand basin, low level WC, Wall mounted storage cupboard.

Bedroom1

14' max x 9' 6" max (4.27m max x 2.90m max)
Upvc double glazed window to rear, radiator.

Bedroom 2

11' 3" max x 8' 6" max (3.43m max x 2.59m max)
Upvc double glazed window to front, radiator, double alcove to wardrobe storage.

Bedroom 3



7' 6" max x 6' 2" max (2.29m max x 1.88m max)
Upvc double glazed window to front, radiator.

Garage

16' 7" max x 8' 1" max (5.05m max x 2.46m max)
Up and over door, space for a small car, freestanding work bench.

Outside Space

Front garden: Laid to lawn grass area, footpath, further green space, gated access to rear garden, property set back from road.

Rear Garden: Patio area, laid to lawn with raised flower beds, shrubbery and mature white blossom cherry tree, gate access located at bottom of garden providing immediate access to garage in block.





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: IVY306832 - 0010

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/IVY306832



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