



Connells

Pykes Down
Ivybridge



Property Description

Connells are proud to present this fabulous three bedroom semi-detached house located in the delightful street of Pykes Down. The property provides an amazing view of the Western Beacon and the south facing rear garden is perfect for summer BBQ's. With great access to the local amenities, A38 Corridor, and multiple schools, it is a great option for growing families!

Upon entering the property you are greeted with an entrance hall that is great for storing coats and shoes, a landing which gives access to the lounge and first floor. The lounge area benefits from an open fire, creating a cosy atmosphere, under stair storage, and access to the kitchen diner which serves functionality with style. The open Kitchen-diner is a great space for those with a love of cooking, whilst also creating a great space for hosting.

On the first floor you are greeted by a contemporary bathroom with a walk in shower, a wash hand basin and low level WC. Further on you will find the master bedroom which is flooded with natural light from the south facing garden and an abundance of space. In bedroom two and three, you have a wonderful view of the Western Beacon and front garden's.

The rear garden is a tranquil space with different areas that benefits from multi-purpose use, there is a wealth of green space with mature tree's and shrubs. The patio caters for get together's whilst also enjoying the sunshine. Garage located immediately to rear through gate access.

Entrance Hall

Space for coats and shoes. Upvc double glazed door and 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)

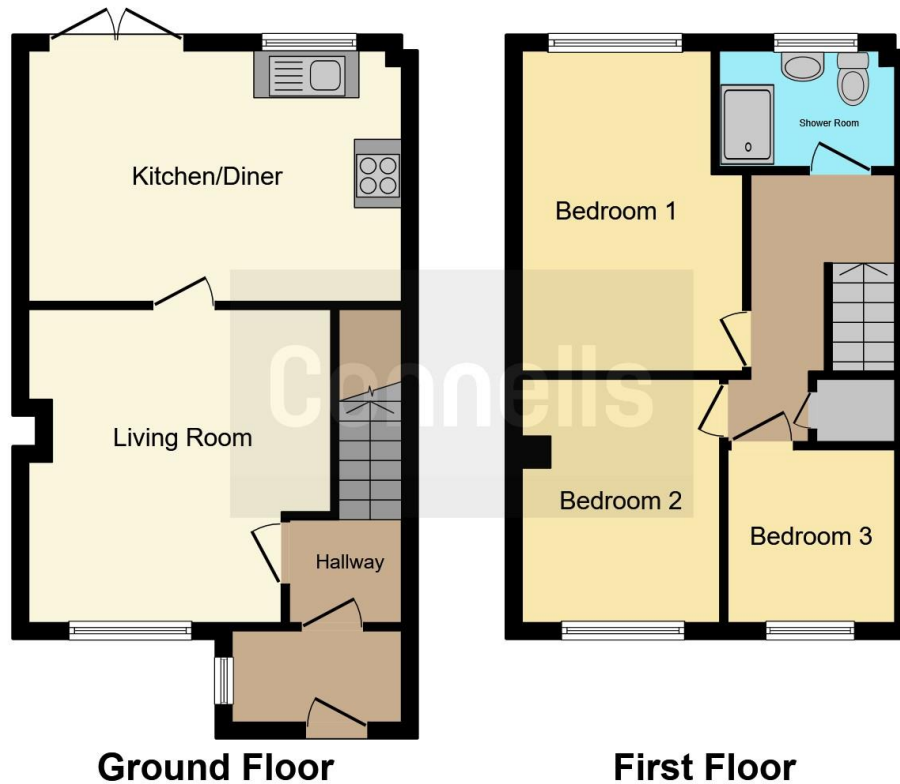
Up and over door, space for a small car, freestanding work bench.

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

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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