



Connells

Hillside
Bittaford Ivybridge



Property Description

Nestled in the popular area of Hillside, PL21, this charming three-bedroom mid-terraced home offers the perfect blend of comfort, practicality, and privacy. The welcoming living room features a cosy open fire, creating a warm and inviting atmosphere for relaxing evenings. The spacious kitchen/diner provides plenty of room for family meals and entertaining, while a useful utility room, study, and downstairs WC add to the home's functionality.

Upstairs, you'll find two generous double bedrooms and a well-proportioned single, all served by a modern family shower room. To the rear, the property boasts a beautiful, secluded garden, privately enclosed and thoughtfully planted with mature shrubs and greenery - an ideal space for outdoor dining or quiet retreat.

Further benefits include a private driveway for one car, additional on-street parking, and a highly convenient location close to local amenities, great schools, and excellent transport links, including easy access to the A38.

This delightful home offers everything needed for modern family living in a peaceful yet well-connected setting.

Entrance Porch

Double glazed window to the front elevation, double glazed door to side elevation, space for coats and shoes, door access to hallway

Entrance Hall

Door access to the lounge and kitchen, stairs to first floor, radiator

Lounge

13' 4" max x 11' 6" max (4.06m max x 3.51m max)

Double glazed window to the front elevation, open fire, radiator

Kitchen/Diner

19' max x 8' 6" max (5.79m max x 2.59m max)

Double glazed door to utility room, fitted kitchen to wall and base units, electric cooker and hob, extractor hood, space for fridge freezer, sink and draining board with mixer tap, double glazed door to rear garden, radiator

Utility Room

7' 4" max x 5' 10" max (2.24m max x 1.78m max)

Double glazed door to rear and side garden, access to the study and downstairs WC, space for washing machine

Study

11' 5" max x 8' 7" max (3.48m max x 2.62m max)

Double glazed window to the rear and side, radiator

Downstairs

Double glazed window to the side, wash hand basin and low level WC

Landing

Door access to bedrooms and shower room, loft access

Bedroom One

15' max x 8' 8" max (4.57m max x 2.64m max)

Double glazed window to the front elevation, built in wardrobe, radiator

Bedroom Two

11' 7" max x 10' 4" max (3.53m max x 3.15m max)

Double glazed window to the rear elevation, built in wardrobe, radiator

Bedroom Three

8' 7" max x 7' 9" max (2.62m max x 2.36m max)

Double glazed window to the front elevation, radiator

Shower Room

Two double glazed windows to the rear elevation, shower cubicle, wash hand basin and vanity unit, concealed WC cistern, towel ladder rail

Rear Garden

Beautifully maintained rear garden with patio and lawn area, private and fully enclosed, mature shrubs and plants

Parking

Driveway for 1 car





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 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/IVY307005

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

Property Ref: IVY307005 - 0002