



Connells

The Groves Crescent Road
Ivybridge



Property Description

A beautifully presented and deceptively spacious three-bedroom apartment set over two floors, offering exceptional panoramic countryside views.

Upon entering the first floor, you are welcomed by a bright entrance hallway leading to a well-equipped kitchen and a separate dining room, perfect for family meals or entertaining. The first level also includes two generous bedrooms and a modern family bathroom.

The second floor boasts an impressive master suite complete with an en-suite shower room, a dedicated study area ideal for home working, a separate WC, and an expansive dual-aspect living room divided into two spacious seating areas. From here, large windows frame a stunning rural outlook, creating a peaceful and light-filled environment.

The property further benefits from a communal garden, ideal for relaxing outdoors, and allocated parking space. Offering both space and style, this apartment perfectly combines countryside living with convenient access to local amenities and transport links.

Entrance Hallway

Wooden fire door to the side elevation, door access to kitchen, dining room, bedroom two three, family bathroom, storage cupboard, stairwell to second floor, radiator

Kitchen

11' 7" max x 7' 8" max (3.53m max x 2.34m max)

Double glazed window to the rear elevation, fitted high gloss kitchen with wall and base units, waste disposal unit, one and half bowl sink and draining board with mixer tap, space for washing machine, integrated double oven and microwave, 4 ring gas hob, extractor hood, space for fridge freezer

Dining Room

11' 3" max x 13' 2" max (3.43m max x 4.01m max)

Large double glazed window to the front elevation, coving to ceiling, radiator

Bedroom Two

13' 1" max x 9' 7" max (3.99m max x 2.92m max)

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

Bedroom Three

11' 8" max x 7' 7" max (3.56m max x 2.31m max)

Double glazed window to the front elevation, radiator

Bathroom

Bath with shower attachment, concealed cistern WC, wash hand basin with vanity unit, ladder towel rail, fully tiled

Second Floor Hallway

Door access to bedroom one, study, living room and WC, radiator

Living Room

20' max x 13' 2" max (6.10m max x 4.01m max)

Double glazed windows to the front and side elevation, light and spacious dual aspect, electric fire, coving to ceiling, two radiators

Master Bedroom

15' 1" max x 9' 8" max (4.60m max x 2.95m max)

Two double glazed windows to the front elevation, coving to ceiling, radiator, door access to en-suite

En-Suite

Shower cubicle, concealed wc cistern, wash hand basin and vanity unit, ladder towel rail

Study

5' 10" max x 9' max (1.78m max x 2.74m max)

Double glazed window to the rear elevation, radiator

Separate Wc

Wash hand basin, WC, tiled, radiator

Parking

Allocated parking





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

view this property online connells.co.uk/Property/IVY307006

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1505.40

Ground Rent:
 Ask Agent

Tenure: Leasehold



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: IVY307006 - 0003