



Connells

Erme Mews
Ivybridge



Property Description

Discover contemporary living in this beautifully presented two double bedroom home, ideally situated in the popular town of Ivybridge. Located within a private, gated development, the property offers a sense of security, exclusivity, and peace while still being close to local amenities, transport links, and scenic walks on the edge of Dartmoor.

Inside, the home boasts a bright and spacious layout with high-quality finishes throughout. The modern kitchen is fitted with sleek units and integrated appliances, providing an ideal space for cooking and entertaining. The open-plan living and dining area benefits from excellent natural light and offers a comfortable, stylish environment for everyday living.

Upstairs, you'll find two generous double bedrooms, each tastefully decorated and offering ample storage options. The contemporary family bathroom features elegant tiling and modern fixtures, creating a relaxing, spa-like feel.

Additional benefits include allocated parking within the gated area, efficient heating, and low-maintenance outdoor space. This property is perfect for professionals, couples, or small families seeking a secure, modern home in a desirable location. With its blend of comfort, style, and convenience, it's a fantastic opportunity in the heart of Ivybridge.

Entrance Hallway

Double glazed door to the front elevation, door to kitchen and downstairs WC, space for coats and shoes

Downstairs Wc

Double glazed window to the front elevation, low level WC, wash hand basin, radiator

Kitchen

18' 6" max x 15' 4" max (5.64m max x 4.67m max)

Double glazed window to the front and rear elevation, fitted kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, space for fridge freezer, integrated double oven, 4 ring gas hob, extractor hood, integrated dishwasher, part tiled, coving to ceiling, storage cupboard, double glazed door to the rear, two radiators

First Floor Landing

Stairs from ground floor, door access to principal rooms

Lounge

16' 4" max x 12' 11" max (4.98m max x 3.94m max)

Double glazed window to the rear and door to Juliet balcony, electric fire, French doors to study area, coving, radiator

Study

Balustrades overlooking stairs, electrical points

Bedroom One

9' max x 12' max (2.74m max x 3.66m max)

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

Bedroom Two

9' 8" max x 9' 3" max (2.95m max x 2.82m max)

Double glazed window to the front elevation, storage cupboard, radiator

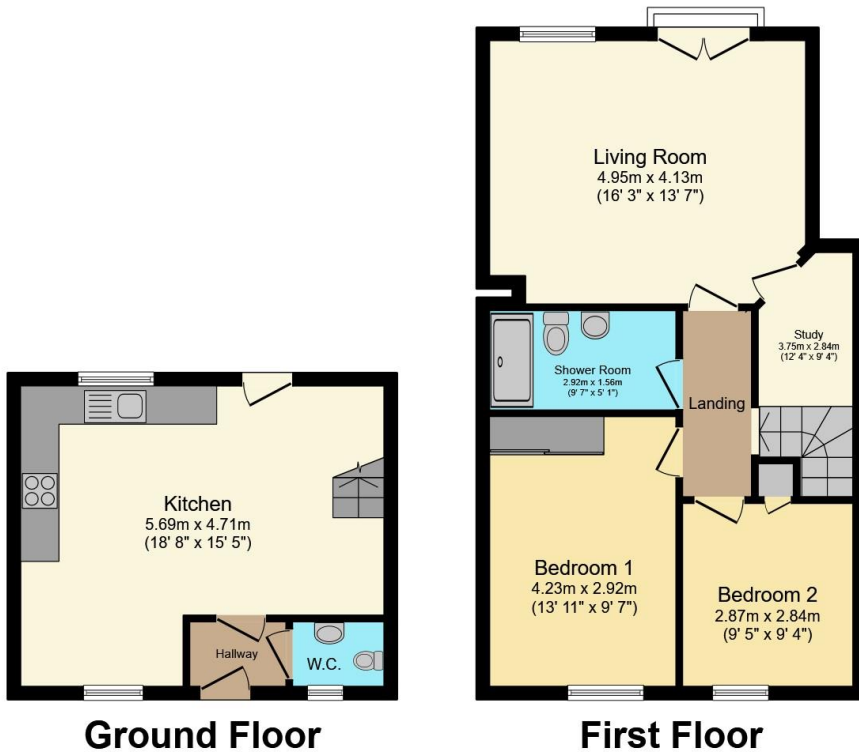
Shower Room

Double shower cubicle, wash hand basin and vanity unit, concealed cistern WC, chrome ladder towel rail, fully tiled, extractor fan

Parking

Three parking spaces (Owned)





Total floor area 81.6 m² (878 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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