



5 Claymans Pathway
Woodlands, Ivybridge, Devon, PL21 9UZ

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





Guide Price: £412,500

DESCRIPTION

This well-presented family home is located in a popular residential area in Ivybridge, providing versatile accommodation for modern family needs. The layout is arranged with 4 bedrooms, master en-suite, family shower room, sitting room, dining area, kitchen/breakfast room, utility, guest cloakroom and generous store or potential study. The delightful rear garden includes an area of lawn and a fabulous sun terrace. Ample off-street parking to the front.

ACCOMMODATION

The inner hall provides stairs to the first floor and a guest cloakroom with a wc and basin. To the left is a versatile room, currently used for storage but could be used as a study or a ground floor bedroom. To the right of the hall is the spacious sitting room with a front aspect bay window and an opening to a dining area with sliding doors leading out on to the patio. The wonderful kitchen/breakfast room is an ideal size for families and entertaining, fitted with an array of matching base and wall units, with an integrated electric oven and gas hob, with space for white goods. Open to the kitchen is a bright living space with garden aspect windows and access to the decked terrace. Off the kitchen is the utility, providing space and plumbing for white goods.

Bedroom 1 has a front aspect bay window, and an ensuite arranged with a bath, wc and basin. Bedroom 2 has a front aspect with built-in storage. Bedrooms 3 and 4 have rear aspect windows with garden views. The shower room provides a corner shower, wc and basin.

OUTSIDE

To the front of the property is a block paved drive providing ample off-street parking and a gravel path leading alongside the property to the rear garden. From the property, a raised sun terrace is perfect for alfresco dining. Steps lead down to an enclosed garden with an area of lawn, decking with a greenhouse and a selection of trees.

KEY FEATURES

- Popular residential area in Ivybridge
- Well-presented family home
- 4 bedrooms
- Versatile storeroom/Study
- Enclosed rear garden with sun terrace
- Off street parking

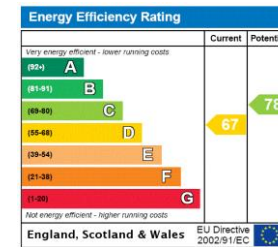
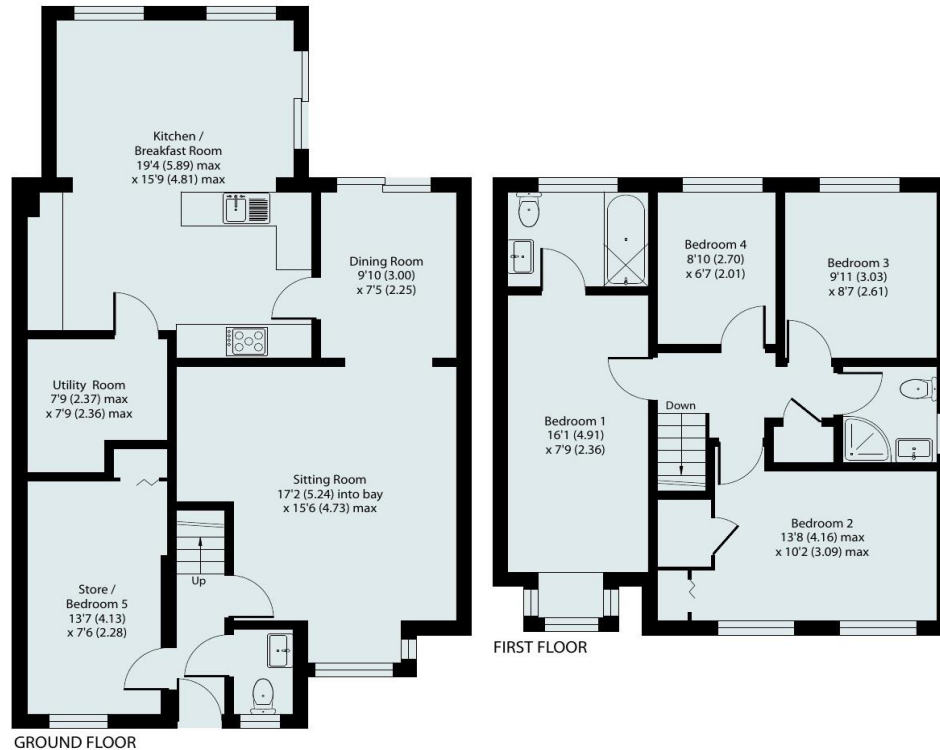
BEDS 4 | BATHS 2 | RECEPTS 3 | EPC D | COUNCIL TAX BAND E | TENURE

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Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



SERVICES

All mains connected. Gas central heating.

LOCAL AUTHORITY

South Hams District Council.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office). Please contact the office to make an appointment.

LOCATION

Ivybridge is a thriving and popular town due to its easy access to the A38 for commuting, outstanding primary schools and Ivybridge Community College. Within the town there are many amenities including health centres and dentists, plus a range of shops such as butchers, bakers, supermarkets, hairdressers, large library with cinema and a leisure centre.

DIRECTIONS

From the A38 Expressway, either Exeter or Plymouth, take the exit leading to the B3213 Ivybridge. At the roundabout, take the first exit onto Cornwood Road. After 1 mile turn left onto Pinehurst Way, following the road up to a left turning onto Claymans Pathway where the property is located on the left.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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