



**Abbot Road, Ivybridge PL21 9TF**

**welcome to**

**Abbot Road, Ivybridge**

Open Day 11/5. By appointment only. Charming 4-bed family home with modern kitchen, cosy lounge, sunroom, and beautifully landscaped garden. In a great school catchment. Book your viewing now!



### **Entrance Hall**

Entrance hall leading to downstairs WC, lounge and staircase.

### **Downstairs Toilet**

WC, wash hand basin, radiator.

### **Lounge**

14' 3" max x 15' max ( 4.34m max x 4.57m max )  
Two radiators, electric fire, understair storage.

### **Kitchen/Dining Room**

15' x 9' 8" ( 4.57m x 2.95m )  
Open plan kitchen/dining room, matching wall and base fitted units, four ring gas hob, electric oven, dishwasher, radiator, door leading to utility room and conservatory.

### **Utility Room**

Plumbing for washing machine, tumble dryer and space for fridge freezer. Access to garage and garden.

### **Garage**

15' 7" x 7' 5" ( 4.75m x 2.26m )  
There is power, light and storage.

### **Conservatory**

9' 9" x 8' 6" ( 2.97m x 2.59m )  
Double doors opening out to the garden.

### **Landing**

Doors leading to all bedrooms, family bathroom, shower room and airing cupboard. Access to loft via loft hatch. Loft boarded with light.

### **Bedroom One**

12' 11" x 7' 9" ( 3.94m x 2.36m )  
Double bedroom with built in wardrobes and radiator.

### **Bedroom Two**

9' 8" x 8' 10" ( 2.95m x 2.69m )  
Double bedroom with radiator.

### **Bedroom Three**

9' 7" x 7' 1" ( 2.92m x 2.16m )  
Small double with radiator.

### **Bedroom Four**

9' 8" x 5' 11" ( 2.95m x 1.80m )  
Single bedroom with built in wardrobe and radiator.

### **Shower Room**

Walk in shower, WC, wash hand basin, heater towel rail.

### **Family Bathroom**

Shower over bath, WC, wash hand basin, heated towel rail.

### **Driveway/Front Garden**

Laid to lawn front garden with driveway.

### **Rear Garden**

Large garden with patio and tiered shrubbed area.



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welcome to

## Abbot Road, Ivybridge

- Four Bedroom Detached House
- Council Tax Band D
- Modern Kitchen/Dining Room
- Two Bathrooms and Downstairs Toilet
- Garage & Driveway

Tenure: Freehold EPC Rating: C

## PRICE

# £325,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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