



## 85 Cleeve Drive

, Ivybridge, PL21 9BS

**£1,500 Per Calendar Month**



Nicely-presented semi-detached house with accommodation comprising an entrance porch, lounge, kitchen/dining room & an extended conservatory to the rear opening onto the level garden. On the first floor there are 3 bedrooms & a bathroom. Driveway & garage. Double-glazing & central heating. Unfurnished accommodation. Available now.





CLEEVE DRIVE, IVYBRIDGE, PL21 9BS

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 6'9 x 4'3 (2.06m x 1.30m)

Constructed in uPVC. Tiled floor. Doorway opening into the lounge.

LOUNGE 16'8 x 12'11 (5.08m x 3.94m)

Staircase ascending to the first floor. Under-stairs cupboard. Chimney breast. Window to the front elevation. Open-plan access through into the kitchen/dining room.

KITCHEN/DINING ROOM 16'7 x 10'9 (5.05m x 3.28m)

Ample space for dining table and chairs. Range of base and wall-mounted kitchen cabinets with matching work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single drainer sink. Inset 5-burner gas hob with a cooker hood above. Built-in double oven and grill. Integrated fridge and freezer. Integral dishwasher. Space and plumbing for washing machine. Wall-mounted gas boiler. Hard wired smoke detectors. Window to the side elevation. Additional door leading from the kitchen area into the conservatory.

CONSERVATORY 14'2 x 8'9 (4.32m x 2.67m)

uPVC double-glazed windows. Tiled floor. French doors to the rear providing access to the level garden. Additional door to the side opening onto the driveway.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation. Loft hatch.

BEDROOM ONE 12'11 x 9'10 (3.94m x 3.00m)

Window to the front elevation.

BEDROOM TWO 10'8 x 9'11 (3.25m x 3.02m)

Window to the rear elevation.

BEDROOM THREE 9'10 x 6'5 (3.00m x 1.96m)

Window to the front elevation. Over-stairs storage cupboard with shelving.

BATHROOM 7'1 x 6'5 (2.16m x 1.96m)

Comprising a bath with a shower system over and a glass screen, basin with a cupboard beneath and wc. Towel rail/radiator. Waterproof panelling to the walls. Obscured window to the rear elevation.

GARAGE 20'2 x 10'1 (6.15m x 3.07m)

Up-&-over door to the front elevation. Side access door. Power and lighting. Inspection pit.

OUTSIDE

A driveway provides access to the property and off-road parking. The driveway leads alongside the house to the garage. The front garden is laid to lawn together with some shrubs. The rear garden is level and has areas laid to lawn and patio plus shrubs.

COUNCIL TAX

South Hams District Council  
Council tax band C

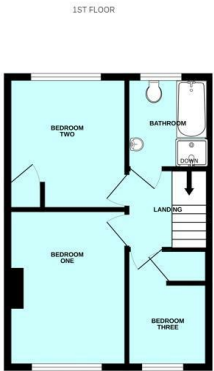
Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

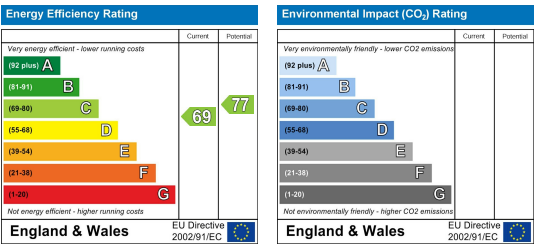
Area Map



Floor Plans



Energy Efficiency Graph



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