



Park Close, Ivybridge, PL21 0BU

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this link-detached family home tucked away on a superb corner plot. Recently redecorated and benefiting from a rear extension, this home offers flexible accommodation where the current home office could be adapted for a plethora of uses including a downstairs bedroom. From the entrance hall, there is a delightful circuitous flow connecting all rooms downstairs bringing a joyful sociability to this space; fantastic for entertaining. By equal measure, there is scope for different activities to be going on at the same time given the practical layout – in essence, just a splendid arrangement that maximises a fresh and light feel throughout. The kitchen/breakfast room offers a wealth of storage and there is plenty of space for a table to enjoy your early morning coffee overlooking the charming rear garden. The adjacent dining room extends the space for larger gatherings of family and friends. Doors from both the kitchen and dining room invite you outside to the side and rear garden. Upstairs there are two double bedrooms and a generous single. Two bedrooms benefit from fitted wardrobes and a well-appointed family bathroom completes the upstairs accommodation. Outside, the current owner has taken advantage of the space using flowering tubs and pots to create a pretty frontage on the driveway where there is space for 2 vehicles. There is also an attached garage with light and power connected behind the electric roller door front. A large patio in the private, rear garden is the perfect spot to enjoy the established shrubbery and flowering plants, that adorn the beds and borders surrounding the lawn, including beautiful camelias and an attractive magnolia; a true feast of colour throughout the seasons. A timber shed sits by the side return offering useful storage. This wonderful home sits in a highly sought after street, close to the magnificent walks of Longtimber Woods and walkable to town. Viewings are highly recommended to appreciate.

Key Features

Link-Detached, Extended Home
Highly Sought After Location
Downstairs Cloakroom
2/3 Reception Rooms
3/4 Bedrooms

Flexible Accommodation
Garden
Garage (light, power & electric door)
Parking
Walkable to Town

Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

Services: All Mains Services Connected.

Tenure: Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

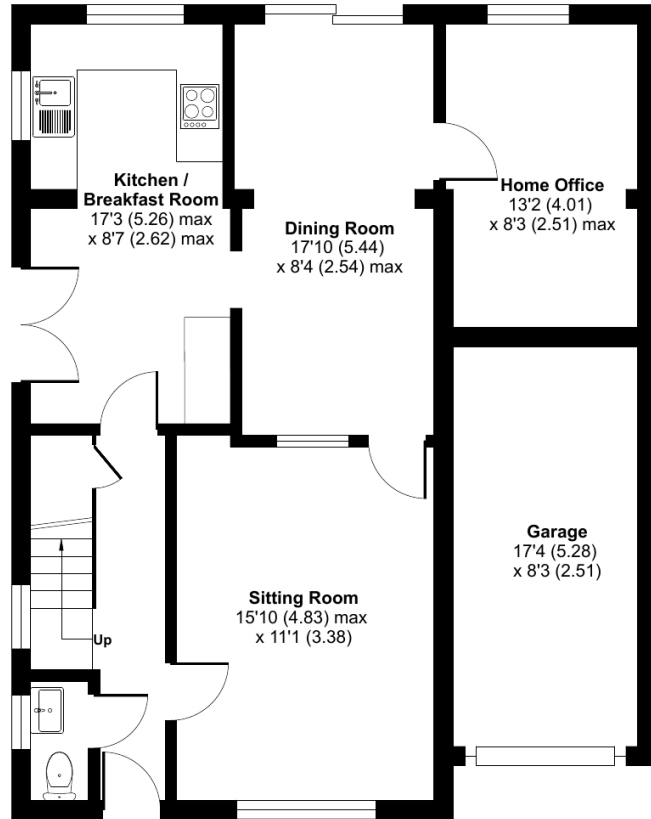
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: E

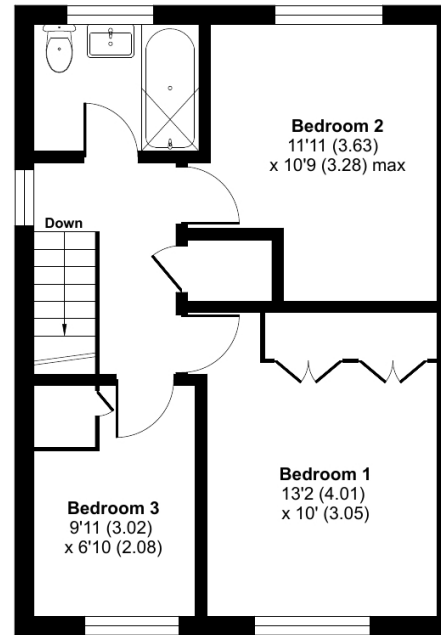
Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550





GROUND FLOOR



FIRST FLOOR

Park Close, Ivybridge, PL21

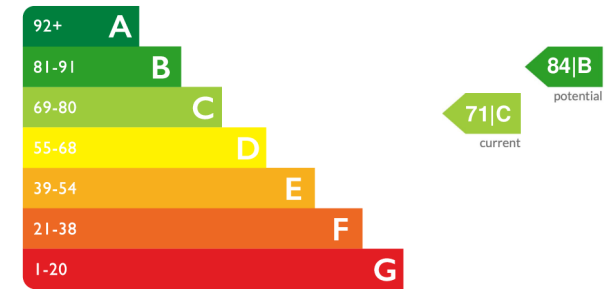
Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1293 sq ft / 120.1 sq m

For identification only - Not to scale

Energy Efficiency Rating



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Christopher's South Hams Ltd. REF: 1158105



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