



Drovers Way, Woodlands, Ivybridge, PL21 9XA

CHRISTOPHER'S  
SOUTH HAMS



## Key Features

Detached Bungalow, Level Plot  
Well-Appointed Accommodation  
Utility  
3 Double Bedrooms  
2 Modern Shower Rooms  
Extensive Loft Storage  
Large Garage  
Parking  
Garden

## 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

## Viewings:

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

**Council Tax Band:** E

Christopher's South Hams are delighted to market this superb, detached bungalow in a desirable cul-de-sac on the popular western side of Ivybridge.

Beautifully presented with clean, neutral décor throughout, this fantastic home delights in its modern and welcoming interior. From the central hallway, this bungalow is creatively designed to separate the living rooms from the bedrooms, yet retains a lot of flexibility for a new owner to put their own stamp on its layout.

The very spacious and bright sitting room enjoys double sliding doors leading to the garden patio. Open the glazed double doors into the connecting dining room and you achieve an immediate dual aspect with a through-flow of natural light flooding in from its south-facing picture window. The dining room illustrates the flexibility of this home, opening itself up to a 4th bedroom/guest room, home office or teenager's TV den.

The kitchen/breakfast room showcases a wealth of storage set in ivory cream shaker-style units and the advantage of the adjoining utility room is the perfect hideaway for laundry, muddy outerware or just a spot to feed the pets; with external access, it means the rest of the bungalow doesn't need to get messy!

There are three double bedrooms, two of which boast a range of built-in wardrobes. The principal bedroom benefits from a well-appointed ensuite shower room and another incredibly modern, family shower-room completes the accommodation.

Outside, an immaculate block-paved and level driveway with space for several vehicles, flanked by a pretty area of lawn, invites you to the front door. Pedestrian gates to each side take you to the rear garden which is extremely private. Fully enclosed by high hedging, fencing and mature trees, this very attractive oasis offers level lawn and large patio with charming borders bringing splashes of seasonal colour. A fantastic spot to unwind and watch the clouds roll by or to entertain friends and family – many possibilities for a true gem of a home. There is an attached garage that spans the full depth of the property which has rear pedestrian access, light and power connected and the added bonus of loft storage which bridges the rest of the property as well. In essence, a terrific modern bungalow that should appeal to a very wide audience and viewings are highly recommended.



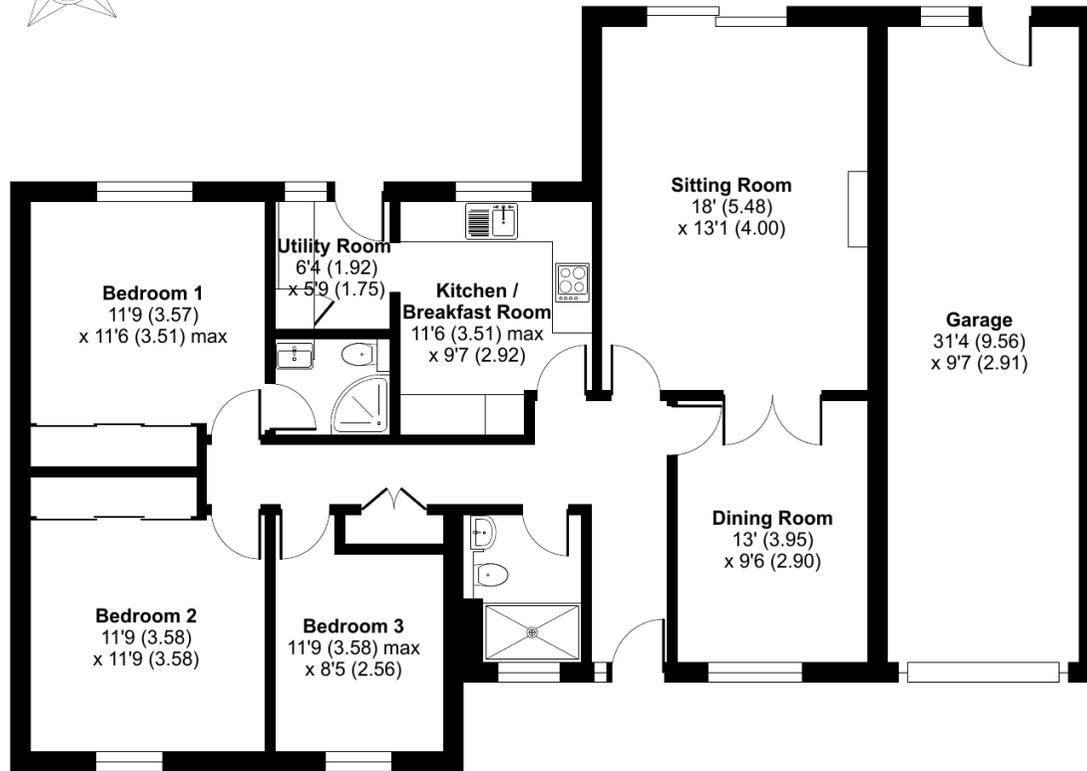
# Drovers Way, Woodlands, Ivybridge, PL21

Approximate Area = 1156 sq ft / 107.3 sq m

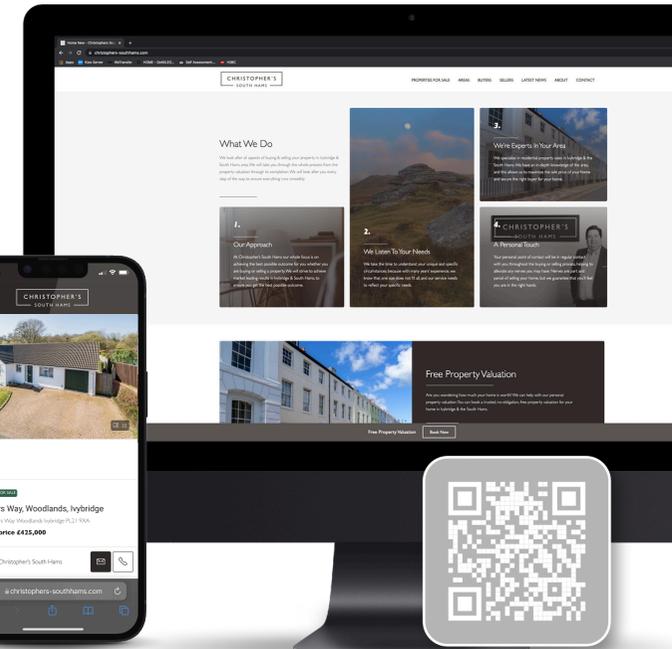
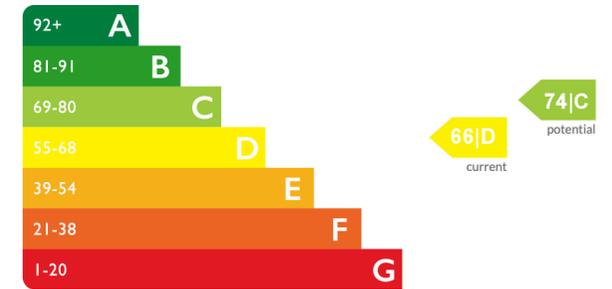
Garage = 300 sq ft / 27.8 sq m

Total = 1456 sq ft / 135.1 sq m

For identification only - Not to scale



## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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