



Marshall Drive, Ivybridge, PL21 0UQ

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to present this 3-bedroom semi-detached home sitting in this popular cul-de-sac close to the town centre.

From the front door, the spacious reception room immediately welcomes you inside. The large kitchen/diner is at the rear of the house with the space greatly extended by the adjacent conservatory taking in a super southerly aspect over the rear garden. Both the kitchen and conservatory have external access leading to the garden and patio.

Stairs from the reception room lead to the first floor, where there are 2 doubles and 1 single bedroom. Storage on the landing and a family bathroom complete the accommodation.

Outside, at the front, there is a neat area of lawn flanking the level driveway, in front of the attached garage. The rear garden is fully enclosed by high fencing and currently laid to patio and lawn – a superb, private space taking in a lovely south-westerly aspect and a great blank canvas to create somewhere to enjoy time with family and friends.

This former rental is bursting with scope to thoroughly rejuvenate and personalise and should attract a wide audience, perfectly offering everything for a first-time buyer, those downsizing or even investing and with no onward chain, viewings are highly recommended.

Key Features

Semi-Detached
Popular Location
Kitchen/Diner
Conservatory
3 Bedrooms

South-Westerly Facing Garden & 2 Timber Sheds
Garage with Light & Power
Potential to Extend (strc)
Parking with Space for 2 Vehicles
No Onward Chain

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: C

Viewings:

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



Marshall Drive, Ivybridge, PL21

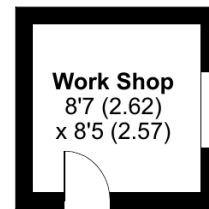
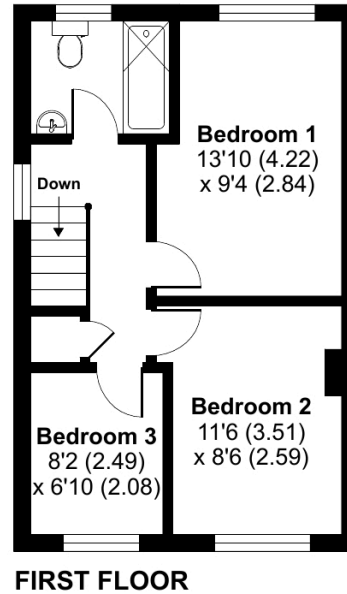
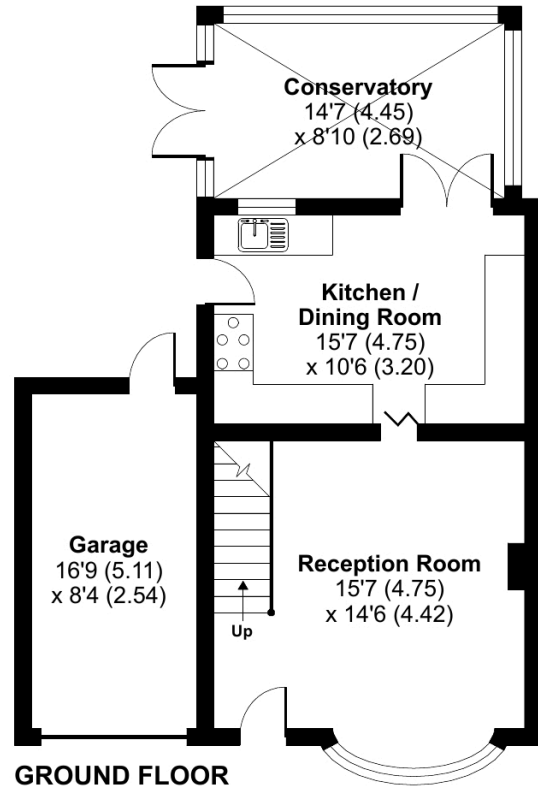
Approximate Area = 964 sq ft / 89.6 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 72 sq ft / 6.7 sq m

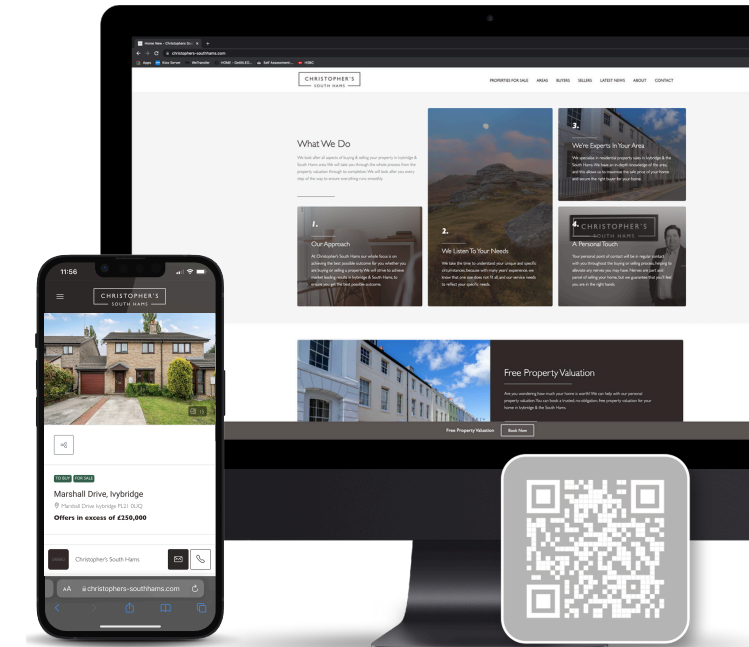
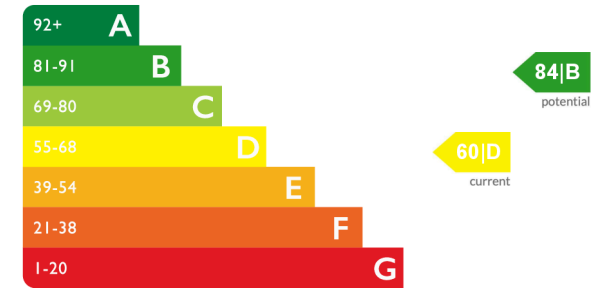
Total = 1176 sq ft / 109.3 sq m

For identification only - Not to scale



OUTBUILDING
'not shown in position'

Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Christopher's South Hams Ltd. REF: 1480589

CHRISTOPHER'S
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM