



Drake Avenue, Ivybridge, PL21 9FW

CHRISTOPHER'S
SOUTH HAMS



Key Features

Semi-Detached
Downstairs Cloakroom
Open-Plan Living
2 Double Bedrooms
Southerly Garden & Views
Parking

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: B

Viewings:

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

Christopher's South Hams are delighted to market this immaculately presented semi-detached home on the popular western side of Ivybridge.

A neat vestibule immediately welcomes you into the bright open-plan living space, doused in natural light from double doors leading onto the garden with its superb southerly aspect.

A peninsula breakfast bar simply defines the kitchen from the sitting room making this a very sociable area whilst entertaining friends, or for a young family to keep an eye on cheeky toddlers whilst playing – a very versatile room.

The double doors leading to the patio and lawn and drawing your eye to far reaching views, extend this charming space to spend time with family and friends. A cloakroom completes the downstairs accommodation.

Upstairs are 2 double bedrooms and a well-appointed family bathroom completes the upstairs accommodation.

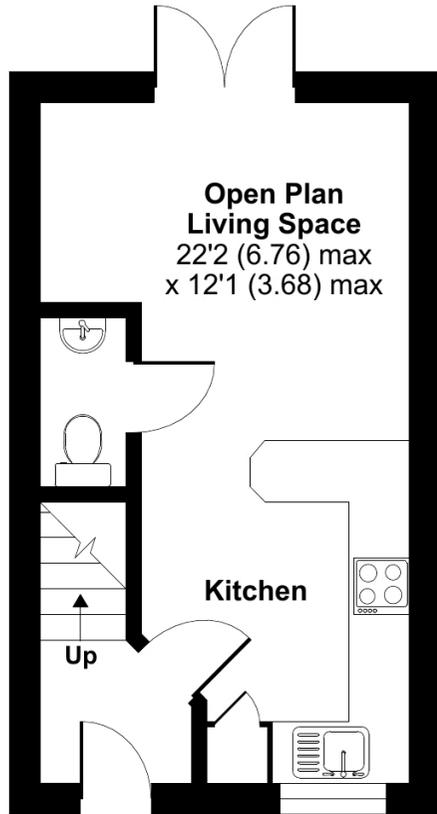
Outside, a low maintenance area of lawn flanks the driveway with space for 2 vehicles and a pedestrian gate invites you to the rear garden.

Clean, neutral palettes of white and dove-grey bring a fresh and modern finish to this contemporary and low maintenance home and the engaging views make a tiring day, a little easier to relax to. Ideal for a first-time buyer, young family or down-sizers alike and viewings are highly recommended.

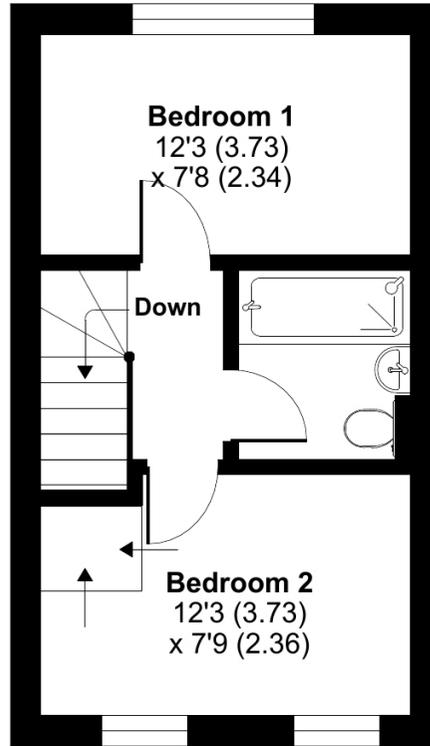


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Approximate Area = 538 sq ft / 49.9 sq m
For identification only - Not to scale

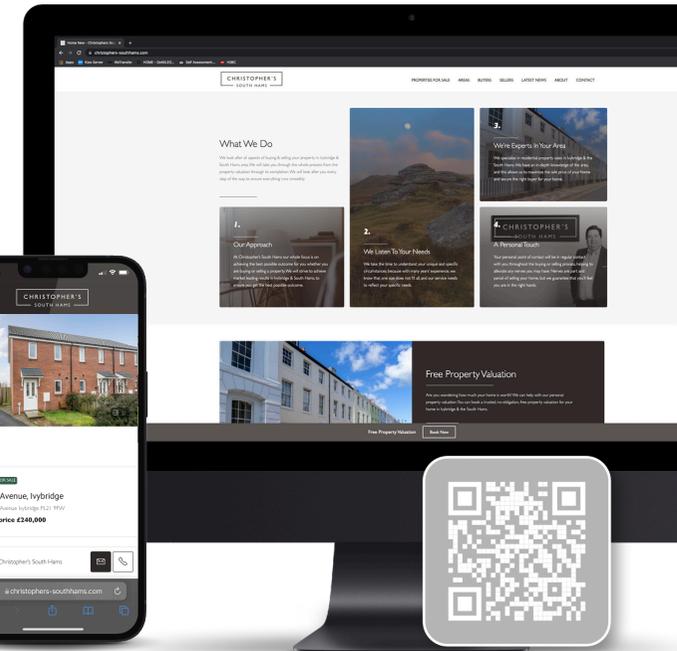


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating



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