



Mallet Road, Ivybridge, PL21 9TD

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this link-detached home that sits in a super elevated position taking in lovely southerly views.

From the welcoming entrance hall and past the downstairs cloakroom, you are invited straight into the semi-open plan sitting room through to the dining room. Enjoying a super double aspect with rear double/sliding doors onto the garden, this room is flooded with natural light and brings the best of both worlds in relaxing and entertaining.

The kitchen/breakfast room overlooks the rear garden and benefits from a fantastic larder cupboard and further external access.

Stairs from the entrance hall lead you to the newly carpeted first floor with two double bedrooms and a generous single. The principal bedroom benefits from a range of fitted wardrobes and a modern family bathroom, with additional storage, completes the accommodation.

Outside, a neat level lawn with dotted stepping stones and a colourful rhododendron welcomes you to the front door. The extended driveway with space for 2 vehicles sits in front of the attached garage that has light and power connected as well as a pedestrian door leading to the rear garden.

The rear garden, fully enclosed by tidy fencing, is recently landscaped to offer a patio and gravelled seating area and lawn that take in the far-reaching views across the town and surrounding countryside; a super spot to retire to at the end of the day. Ideally suited for young families and downsizers alike and viewings are highly recommended.



Key Features

Link Detached
Downstairs Cloakroom
2 Reception Rooms
Kitchen/Breakfast Room with Larder Cupboard
3 Bedrooms
South Facing Garden & Views
Garage with Light & Power
Extended Driveway & 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: D

Viewings:

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





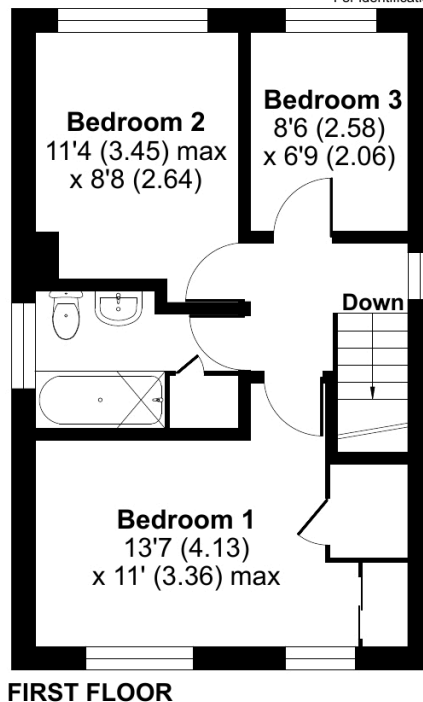
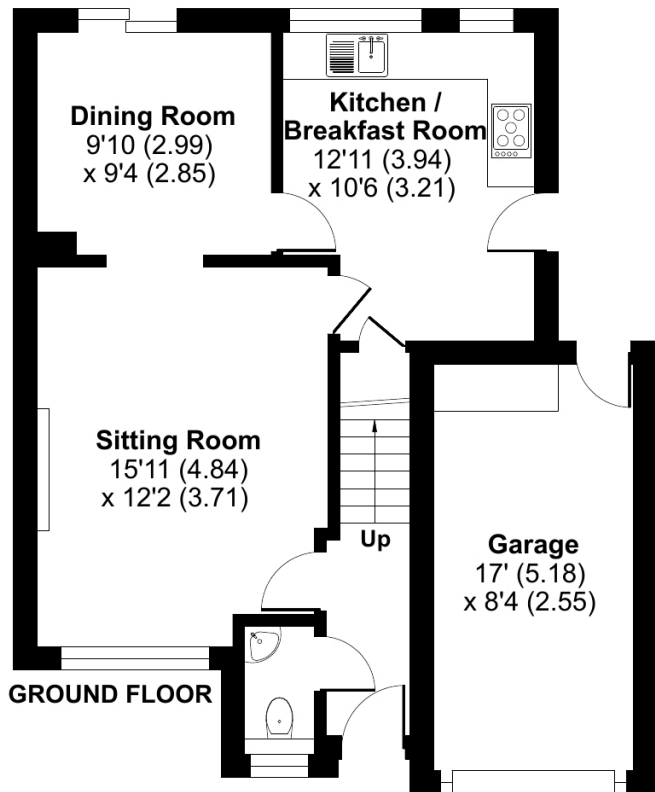
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Approximate Area = 899 sq ft / 83.5 sq m

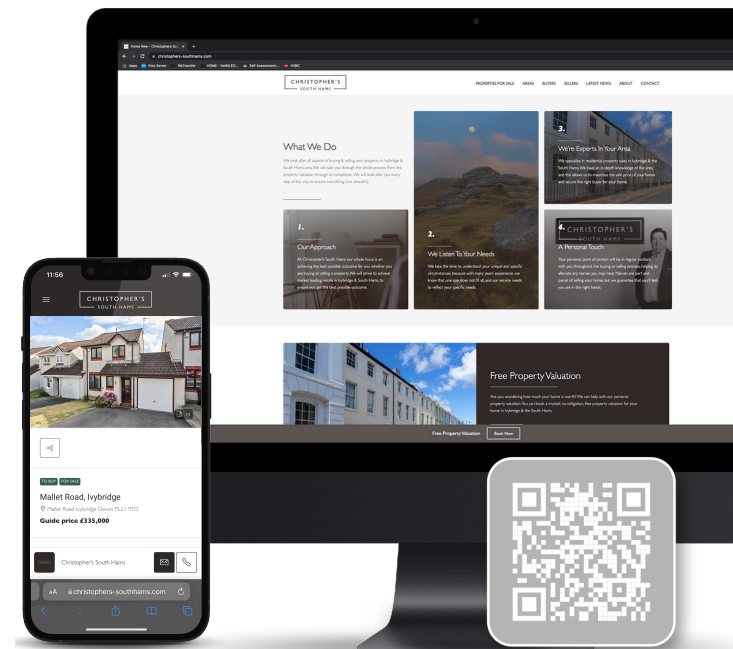
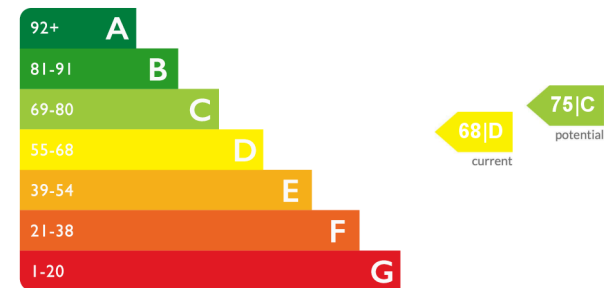
Garage = 142 sq ft / 13.1 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Christopher's South Hams Ltd. REF: 1457717



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