



Connells

Drake Avenue
Ivybridge



Property Description

Located in the popular town of Ivybridge, this well-presented two-bedroom mid-terraced home is situated in a quiet residential setting on Drake Avenue, PL21. Finished to a high standard throughout, the property benefits from light, neutral decor and a modern layout ideal for contemporary living.

The ground floor offers an open plan lounge and kitchen, creating a sociable and flexible living space. Patio doors lead directly from the living area to the rear garden, allowing for plenty of natural light. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts two well-proportioned bedrooms along with a modern family bathroom. Externally, there is an enclosed, low-maintenance rear garden featuring artificial grass and a patio area—perfect for relaxing or entertaining. The property also benefits from allocated parking.

Ideally located close to Woodlands Park Primary School, local shops, amenities, and with easy access to the A38 Devon Expressway, this home is perfectly suited to first-time buyers looking to get on the property ladder or investors seeking a strong rental opportunity. Early viewing is highly recommended.

Entrance Hall

Double glazed door to the front aspect, stairs to first floor, radiator

Lounge/Kitchen

22' 2" max x 12' max (6.76m max x 3.66m max)

Double glazed patio doors to the rear, fitted kitchen with wall and base units, integrated oven and fridge freezer, one and half bowl sink and draining board with mixer tap, gas hob, extractor hood, breakfast bar, two radiators

Cloakroom

Low level Wc, wash hand basin, radiator

Landing

Loft access, door access to bedrooms and bathroom

Bedroom One

12' 4" max x 8' 1" max (3.76m max x 2.46m max)

Double glazed window to the rear aspect, radiator

Bedroom Two

12' 2" max x 7' 10" max (3.71m max x 2.39m max)

Two double glazed windows to the front aspect, radiator

Bathroom

Bath with shower over, wash hand basin, low level WC, extractor fan, ladder towel rail

Front Garden

Level access, gravel and shrubs

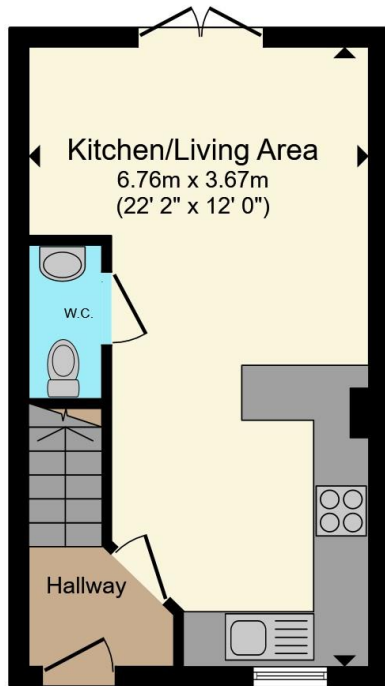
Rear Garden

Low maintenance, fully enclosed with artificial grass and patio area

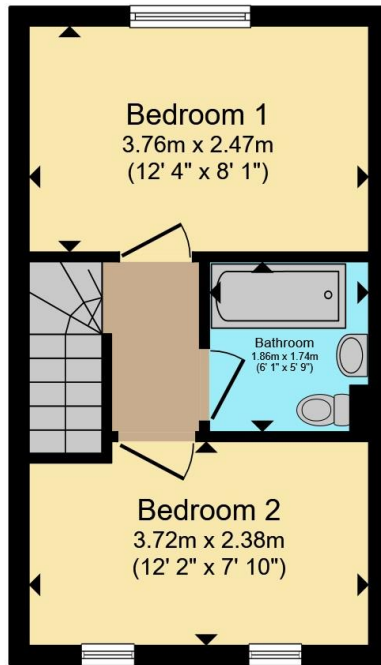
Parking

Allocated parking space





Ground Floor



First Floor

Total floor area 50.1 m² (539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax Band: B

view this property online connells.co.uk/Property/IVY307133

Tenure: Freehold



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