



**Connells**

Tremarran Court Crescent Road  
Ivybridge



## Property Description

Two bedroom apartment superbly located within close proximity to Ivybridge town centre, whilst benefiting from being tucked away. Situated on the second floor, the apartment has delightful open views and benefits from an abundance of natural light. The living area is open plan, with two bedrooms and a shower room.

Well presented throughout with double glazing, an allocated parking space and the benefit of being sold with no onward chain.

## Entrance

Entrance door to communal hallway, stairs to 2nd floor.

Entrance to apartment via wooden paneled door to entrance hallway, wall mounted electric heater, coving to ceiling, cupboard housing water tank

## Open Plan Living Area

16' 4" x 15' 8" ( 4.98m x 4.78m )

Double aspect room, double glazed window to front with open views, double glazed window to the side with open views, exposed ceiling beam, wall mounted electric heater

## Kitchen Area

Wall and base units with roll edge worksurfaces, sink and draining board with mixer tap over, tiled splashbacks, stainless steel chimney style extractor, ceramic hob, single electric oven, integrated fridge, space for washing machine, lino floor

## Bedroom One

10' To front of wardrobe x 8' 3" ( 3.05m To front of wardrobe x 2.51m )

Double glazed window with open views, coving to ceiling, wall mounted electric heater

## Bedroom Two

8' x 7' 4" ( 2.44m x 2.24m )

Double glazed window with open views

## Shower Room

Fully tiled walls, tiled flooring, double width shower tray with shower screen, Mira electric shower, wash hand basin with mixer tap over inset into vanity unit, low level wc, chrome towel rail, extractor fan, concealed lighting, access to loft

## Outside

Allocated parking for 1 car





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.focalagent.com](http://www.focalagent.com)

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11 Glanvilles Road Glanvilles Mill  
 IVYBRIDGE PL21 9PS

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

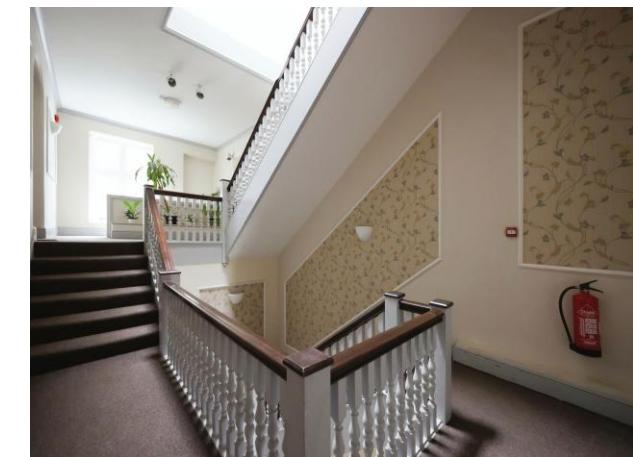
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This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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