



Yeolland Park, Ivybridge, PL21 0YP

CHRISTOPHER'S
SOUTH HAMS



Key Features

Terraced Home
Immaculately Presented
Low Maintenance
2 Double Bedrooms
Parking
Walkable to Town

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: Mains Electricity,
Mains Water. Mains Drainage.

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,
Follat House, Totnes, TQ9 5NE

Council Tax Band: A

Tenure: Leasehold -
with a Share of Freehold.
Years Remaining: 996 yrs.

Viewings:

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

Christopher's South Hams are delighted to market this super terraced 'cluster' home, ideal for a first-time buyer or someone downsizing to a popular location.

A few steps lead to little stoop outside the front door, prettied with trellis and flowering climber.

An entrance vestibule immediately welcomes you into the open reception room with natural light bouncing in from its south-westerly facing picture bay window. The beautifully appointed kitchen/breakfast room beyond offers a wealth of integrated storage and two large, larder cupboards.

Upstairs there are two double bedrooms and an immaculate family bathroom. Outside there is an external storage cupboard at the front door and a private parking space.

The property sits on communal green spaces which the management company are responsible for maintaining and as owner of this home, you will have a share in the management company and a voice.

This charming home is cleanly decorated in a neutral palette and certainly a 'turnkey', low maintenance property to move in, relax and enjoy straight away.

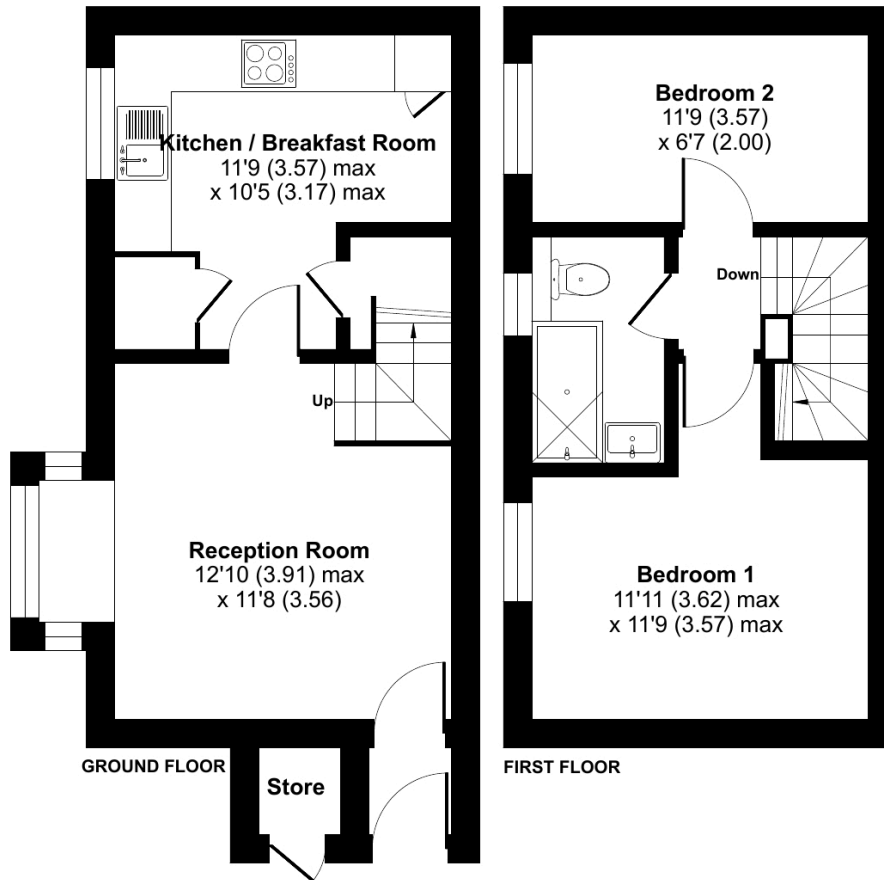




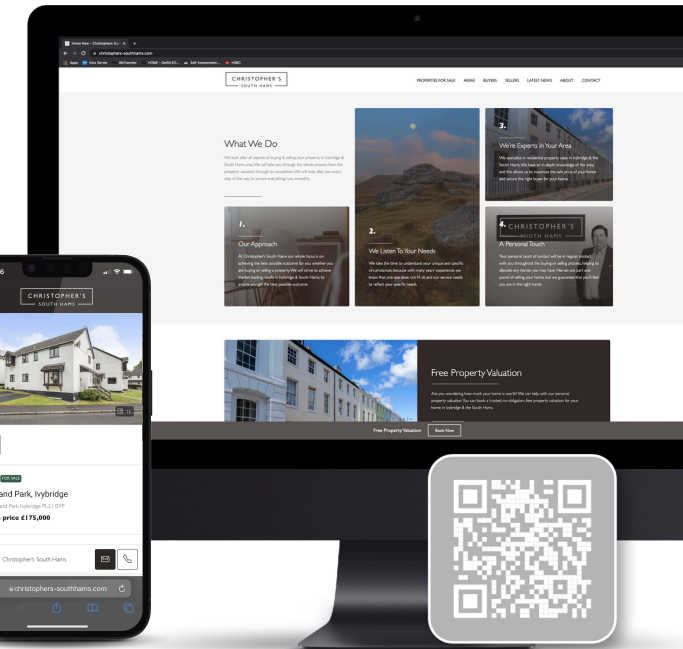
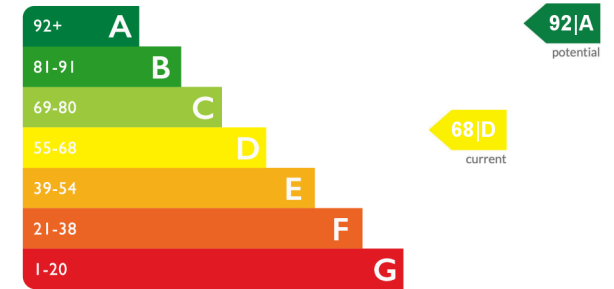
Yeolland Park, Ivybridge, PL21

Approximate Area = 578 sq ft / 53.6 sq m (excludes store)

For identification only - Not to scale



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). © ncthecom 2026. Produced for Christopher's South Hams Ltd. REF: 1465627



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