



CHRISTOPHER SOULS  
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Connells

Elizabeth Close  
Ivybridge



## Property Description

Situated in a quiet cul-de-sac on the ever-popular Elizabeth Close, PL21, this well-presented mid-terraced home offers spacious and versatile accommodation, ideal for a range of buyers.

The ground floor features a generous lounge that flows seamlessly into the dining area, creating a welcoming and sociable living space. Sliding doors from the dining room open into the conservatory, providing an additional reception area with views over the rear garden and allowing plenty of natural light. Completing the ground floor is a modern fitted kitchen, offering ample storage and workspace.

Upstairs, the property boasts two well-proportioned double bedrooms along with a single bedroom, making it suitable for families, home working, or guests. The accommodation is served by a contemporary family bathroom, finished to a high standard.

Externally, the home benefits from an enclosed, low-maintenance rear garden, ideal for relaxing or entertaining. To the front, there is a private driveway, providing convenient off-road parking.

The property is located within easy reach of Ivybridge train station, Ivybridge Community College, local shops and amenities, offering excellent transport links and everyday convenience. With no onward chain, this home is ready for a smooth and speedy purchase and would make an excellent first-time buy, upsizing opportunity or investment.

## Entrance Porch

Double glazed door to the front aspect, space for coats and shoes, door to hallway, radiator

## Entrance Hall

Stairs to first floor, radiator

## Lounge

12' 3" max x 12' 3" max ( 3.73m max x 3.73m max )

Double glazed window to the front aspect, access to dining room, radiator

## Dining Room

10' 8" max x 8' 2" max ( 3.25m max x 2.49m max )

Double glazed sliding doors to conservatory, access to kitchen, radiator

## Kitchen

11' 2" max x 6' 11" max ( 3.40m max x 2.11m max )

Double glazed window to the rear aspect, fitted kitchen with wall and base units, integrated oven and gas hob, extractor hood, sink and draining board with mixer tap, space for washing machine and fridge freezer

## Conservatory

12' 6" max x 9' 7" max ( 3.81m max x 2.92m max )

Upvc conservatory, radiator

## Landing

Door access to bedrooms and bathroom, loft access (boarded)

## Bedroom One

12' 3" max x 9' 1" max ( 3.73m max x 2.77m max )

Double glazed window to the rear aspect, radiator

## Bedroom Two

11' 4" max x 9' max ( 3.45m max x 2.74m max )

Double glazed window to the front aspect, radiator

## Bedroom Three

10' 8" max x 5' 10" max ( 3.25m max x 1.78m max )

Double glazed window to the front aspect, radiator

## Bathroom

Double glazed window to the rear aspect, bath with shower over, wash hand basin, low level WC, chrome ladder towel rail

## Rear Garden

Fully enclosed patio area with bar and storage

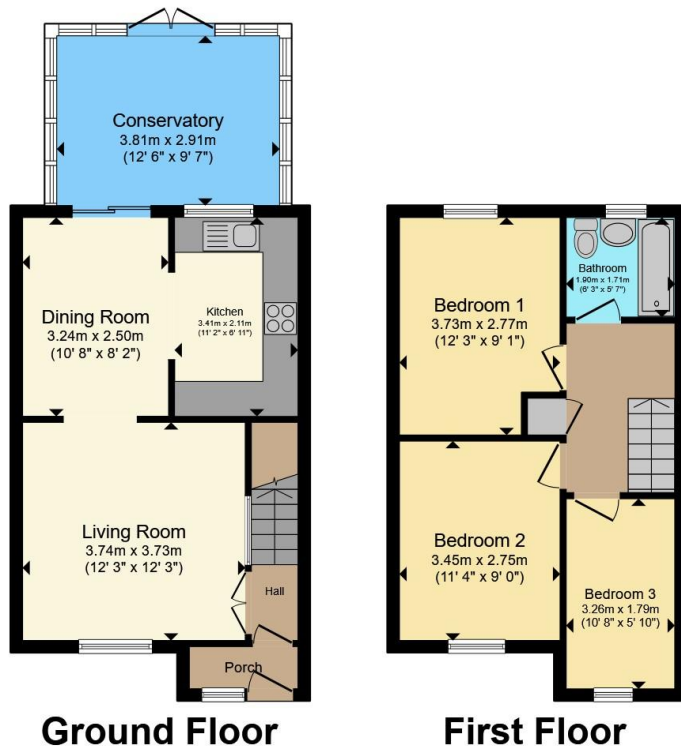
## Driveway

Parking for 1 car and parking in front of the garage

## Garage

Garage in block with parking for 1 car in front





Total floor area 83.3 m<sup>2</sup> (896 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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Property Ref: IVY307120 - 0003