



Victoria Bolt
estate agents POWERED BY **exp** UK

Edgemill Walk, Ivybridge

Guide Price £375,000

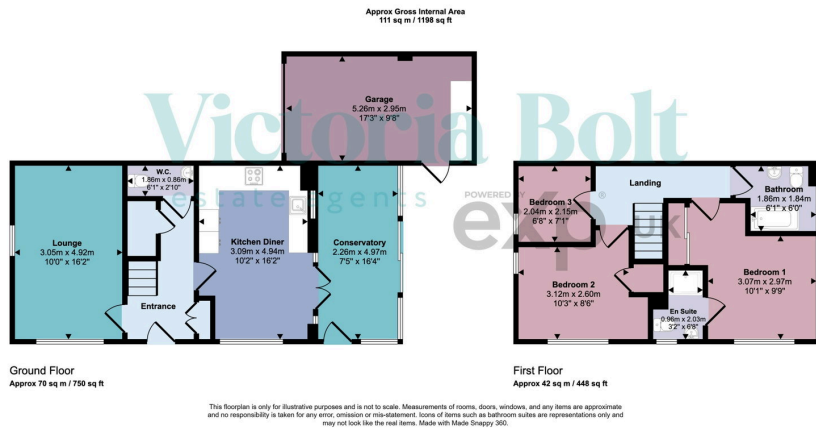
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- Three-bedroom detached family home
- Spacious lounge with feature fireplace
- Upgraded kitchen with quartz worktops and integrated appliances
- Principal bedroom with fitted wardrobes and en-suite
- Family bathroom with shower over the bath
- Landscaped garden with pergola for year-round use
- Garage with power and electric door
- Driveway parking, EV charger and solar panels
- Approximately 1,198 sq ft of accommodation
- 4 years left on the NHBC certificate



Situated on Edgemill Walk in Ivybridge, this beautifully presented three-bedroom family home offers spacious, modern living with just under 1,200 sq ft of accommodation. Upgraded by the current owners, the property features a stylish kitchen with quartz worktops and integrated appliances, a spacious lounge with a feature fireplace, three well-proportioned bedrooms including a principal bedroom with en-suite, and a fantastic rear garden with a covered pergola for year-round use. Further benefits include a garage with power and electric door, driveway parking, an EV charger and solar panels, all within easy reach of Ivybridge's schools and amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	