



Trehill Road, Ivybridge, PL21 0AZ

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this 3-bedroom detached family home in this highly sought after cul-de-sac.

A very light and bright house with an entrance vestibule immediately inviting you into the sitting room. The large bay window floods the room with natural light that flows through glazed double doors to the open-plan kitchen/dining room and conservatory beyond. The modern kitchen and dining area are slightly parted by a peninsular breakfast bar bringing a sociable feel to this room. Glazed sliding doors to the adjacent conservatory brighten the room further and adds another layer for both relaxing and entertaining whilst overlooking the private, rear garden.

Upstairs there are 3 bedrooms, with the master currently housing built-in storage. A family bathroom with separate WC completes the accommodation.

Outside, a level driveway with space for 2 vehicles welcomes you to the front door, lined by a neat area of lawn. Double wooden gates lead to the side path with single garage and rear garden beyond.

The garden is primarily laid to lawn but gravelled borders provide the perfect spot to create seating areas and unwind. Fully enclosed by a traditional Devon bank, mature trees, flowering shrubs and fencing, this garden offers a high degree of privacy and a charming tranquil space.

This super home has recently been a much-loved rental property and could benefit from a little refreshing leaving scope for the new owner to insert their full personality.

Key Features

- Detached
- Popular Location
- 3 Bedrooms
- Conservatory
- Garage (Light and Power Connected)
- Off-Road Parking
- Garden
- No Onward Chain

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: All Mains Services Connected.

Tenure: Freehold.

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.

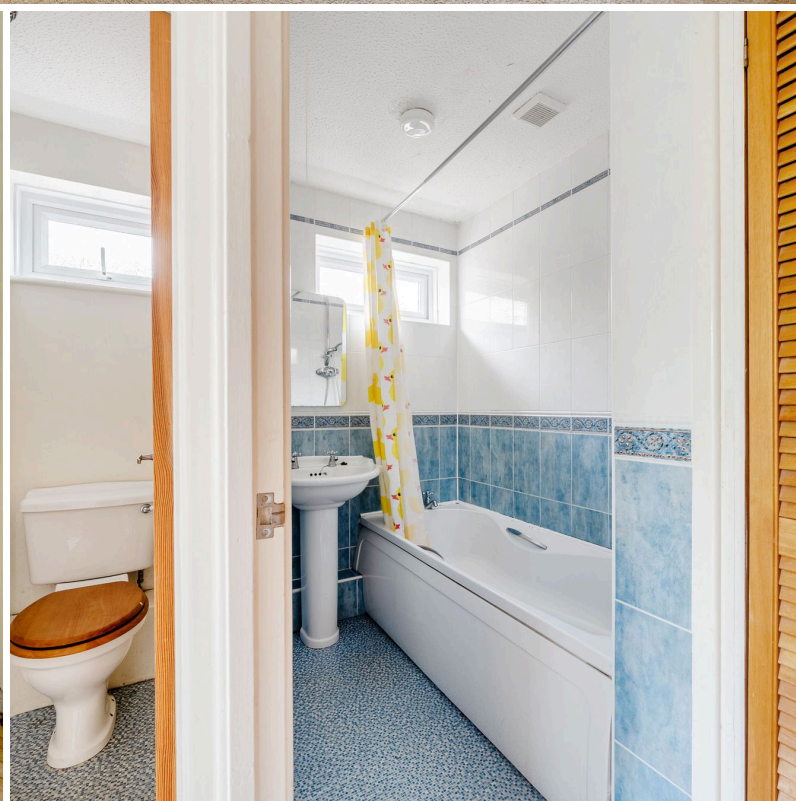
Local Authority:

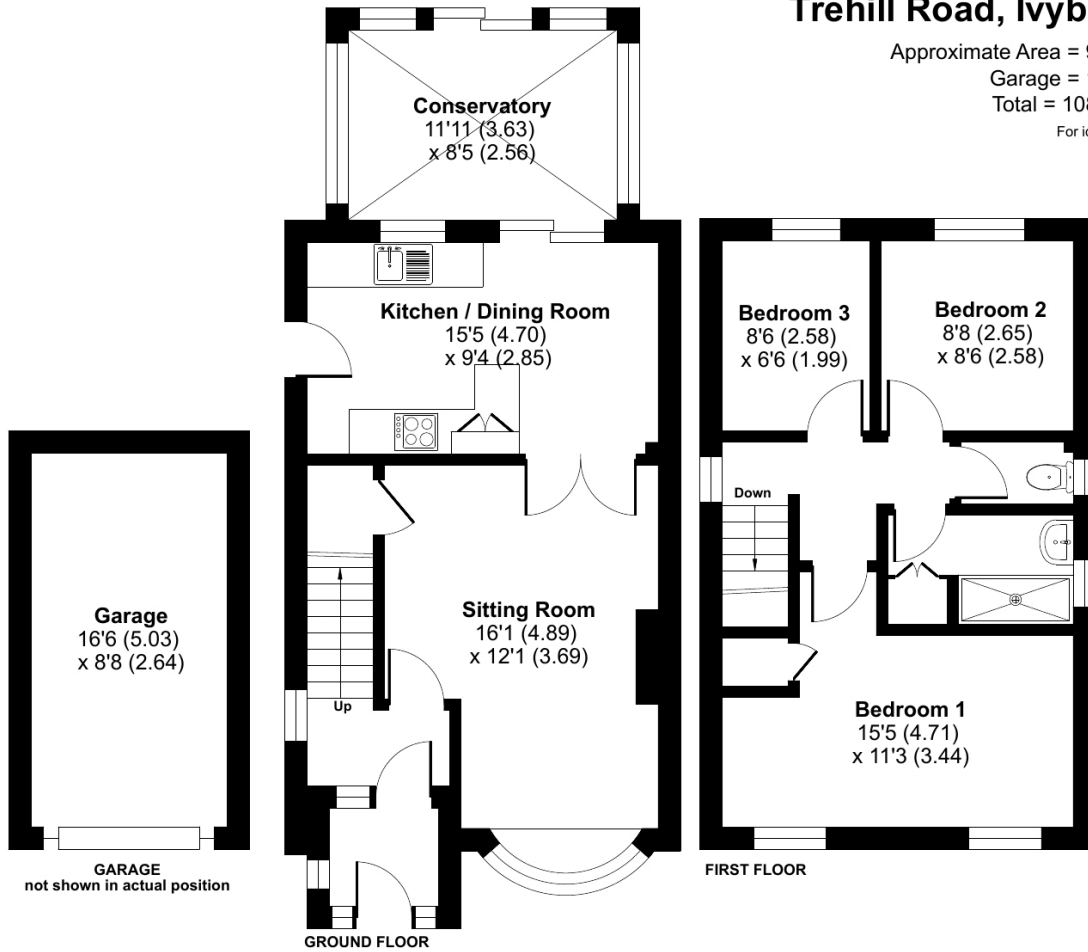
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Viewings:

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

Council Tax Band: D





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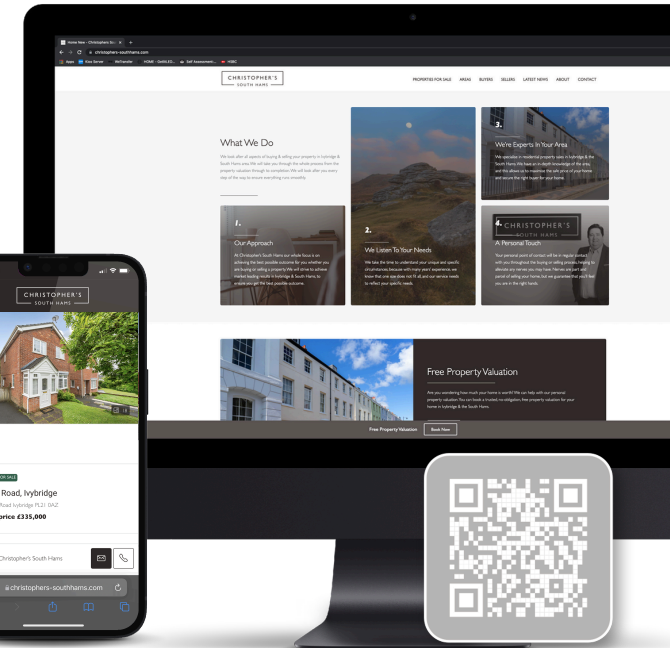
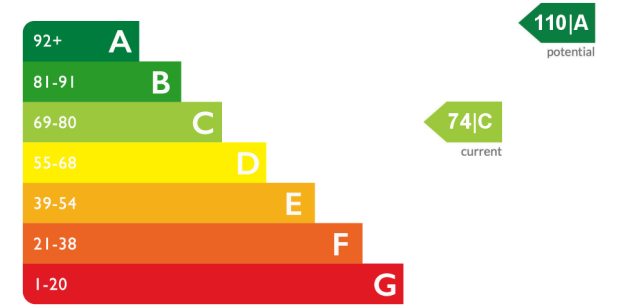
Approximate Area = 941 sq ft / 87.4 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale

Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christopher's South Hams Ltd. REF: 1466835

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