



Yeolland Lane, Ivybridge, Devon, PL21 0YL

Ivybridge

£130,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

A well presented one-bedroom home in a popular location close to Ivybridge town centre, offering an ideal opportunity for a first-time buyer or possibly as an investment. This property boasts recent redecoration and new carpets, alongside a newly fitted shower room.

Upon entering, you are greeted by a living room featuring a bay window to the front aspect providing plenty of light into the room. Adjacent is the fitted kitchen, here you will find plenty of storage and worktop space along with a fitted oven and recesses suitable for a washing machine and fridge-freezer. There is a generous store cupboard beyond the kitchen which runs under the stairs.

On the first floor, leading off the landing you will find a well-proportioned double bedroom which enjoys a dual aspect with windows to the front and side. You will also find the newly fitted shower room, fitted with a contemporary designed suite with concealed flush wc and vanity sink with window to the front.

Further benefits include Upvc framed double glazing and efficient electric heating, ensuring comfort and energy efficiency. Externally, the property comes with one allocated parking space. Communal grounds are kept by the management company for residents to enjoy, and within the parking area you will find dedicated visitor spaces.

The property holds an EPC rating of 68D and is registered in Council Tax Band A. The property is held on a long lease of 999 years from 1981, the current financial year charge for maintenance was £370.00 and we currently await the full statement in writing. Being sold with NO CHAIN, quote MK1377210 to view this property.

Entrance

Living Room - 3.85m x 2.67m (12'7" x 8'9")

Kitchen - 2.8m x 2m (9'2" x 6'6")

Store Cupboard

First Floor Landing

Bedroom - 3.85m x 2.87m (12'7" x 9'4")

Shower Room

Outside - One allocated parking space







 **MARK KEANE**
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