



Plover Rise, Ivybridge, PL21 9DA

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this superb 3-bed semi detached home in this popular area of Ivybridge. Sitting in a fantastic, elevated position, it takes in stunning south-facing and far-reaching views across the countryside. A neat entrance vestibule invites you into the spacious sitting room, semi-open plan into the dining room. Doused in natural light from its dual aspect and sliding doors to the rear garden, this is a very light, bright and sociable space. The kitchen showcases a superior finish with a wealth of storage and high-spec integrated appliances behind platinum-grey units. There is external access to the side passageway and garden. Upstairs are two double bedrooms and a good-sized single. Two of the bedrooms boast built-in storage and a deluxe-modern shower-room enhances the quality of this home. Outside, the property is approached by a driveway, paved pathway and pretty area of lawn. A pedestrian gate leads to the side passageway which houses a large, functional shed with light and power connected. A further pedestrian gate invites you into the rear garden beyond. Fully enclosed by immaculate high-fencing and established hedging, this private oasis offers patio, lawn, rockery and pond – bringing varying ways to relax and unwind, entertain, or indulge your inner horticulturist – a feast for the senses. This home is ideal for first time buyers and even those downsizing to a great area. Viewings are highly recommended.



Key Features

Semi-Detached
South-Facing Views
3 Bedrooms
High Quality Kitchen
Luxury Modern Shower Room
Shed with Light & Power
Garden
Parking

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

COUNCIL TAX BAND: C

Viewings:

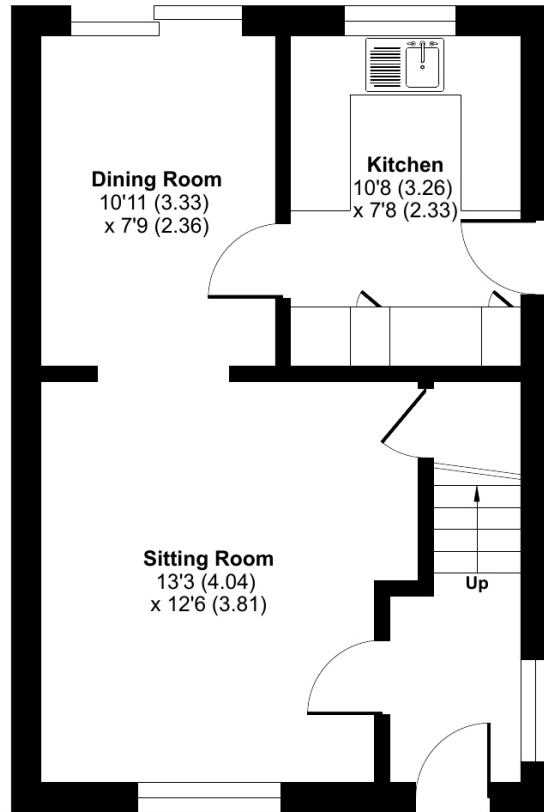
Strictly by appointment through
Christopher's South Hams
01752 746 550



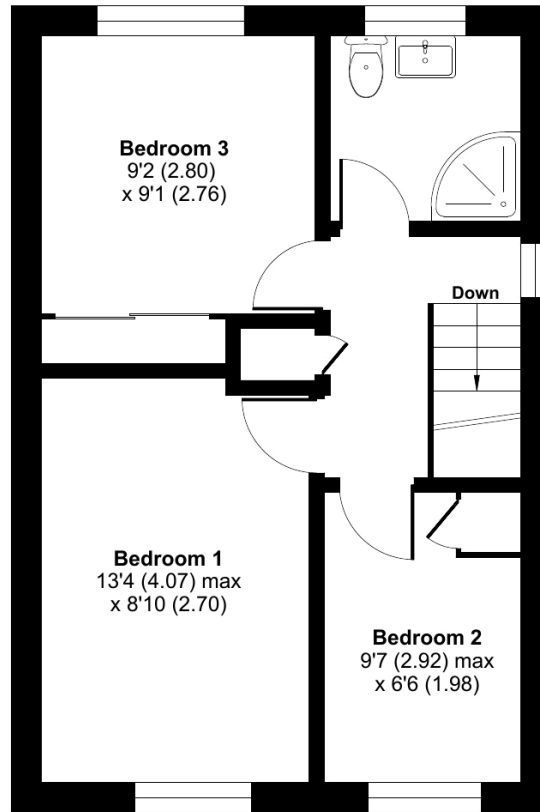


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Approximate Area = 782 sq ft / 72.6 sq m
For identification only - Not to scale

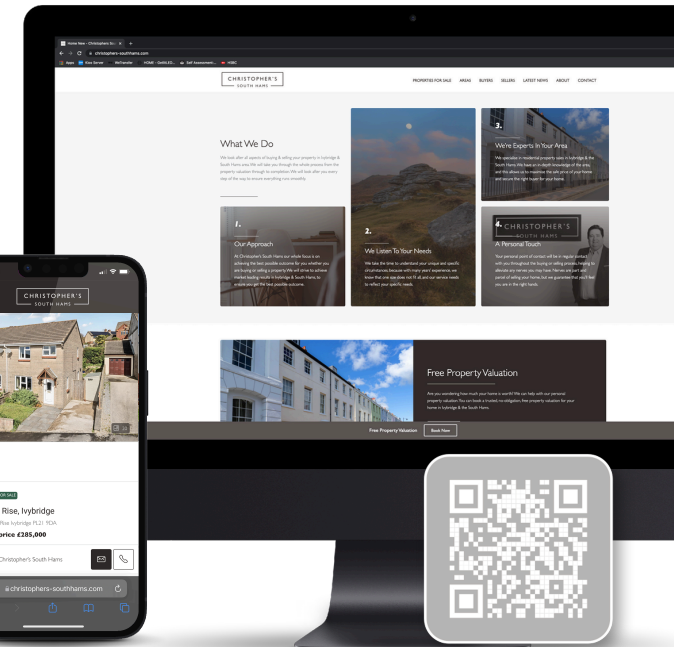


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating



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