



30 Holly Berry Road



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Lee Mill Bridge, Ivybridge, PL21 9FG

Ivybridge approx. 3 miles. Plymouth approx. 9 miles. Exeter approx. 35 miles.

A three-bedroom, semi-detached family home situated on the edge of the village of Lee Mill with surrounding countryside and overlooking open, green space. Conveniently located for A38, good schools and local amenities.

- Beautifully Presented Semi-Detached Family Home
- En-suite to Master Bedroom
- Sitting Room
- Enclosed Rear Garden, Garage and Parking
- South Hams Council Tax Band C
- 3 Bedrooms (Two Double Bedrooms & One Single)
- Kitchen/Diner
- Downstairs Cloakroom
- Freehold

Guide Price £270,000

The property is located overlooking an area of open green space in Lee Mill, a small village on the outskirts of Dartmoor National Park on the banks of the River Yealm, offering superb connections to Plymouth, Exeter and beyond via the A38 Devon Expressway. The town of Ivybridge is only a short drive away and has a selection of independent shops, bank, hairdressers, pubs and cafés, along with a very well-regarded secondary school, leisure centre, health centre, library and mainline railway station. Dartmoor National Park offers a variety of fantastic walking, climbing, cycling and horse riding. Local beaches of Mothecombe and Wembury are within a half-hour drive. The Ocean city of Plymouth lies approximately nine miles west of the village and offers an wide range of shops, restaurants, theatres and independent schools.

This attractive home is well presented throughout and comprises downstairs cloak room, kitchen/diner and sitting room to the ground floor. Whilst the first floor landing gives access to the three piece, modern family bathroom and three bedrooms – two doubles and one single. The master bedroom benefits from an En-suite shower room. Externally there is an attractive tiered garden with both areas of artificial lawn and paved patio seating area, which is accessed via the sitting room. There is parking for two cars and a garage.

Services; Mains Gas, Electric, Water & Drainage. Based on the latest data at Ofcom mobile coverage from EE, Vodafone, Three & O2 and Ultrafast broadband is available at the property.

AGENTS NOTES; The vendor is a member of staff at Stags.





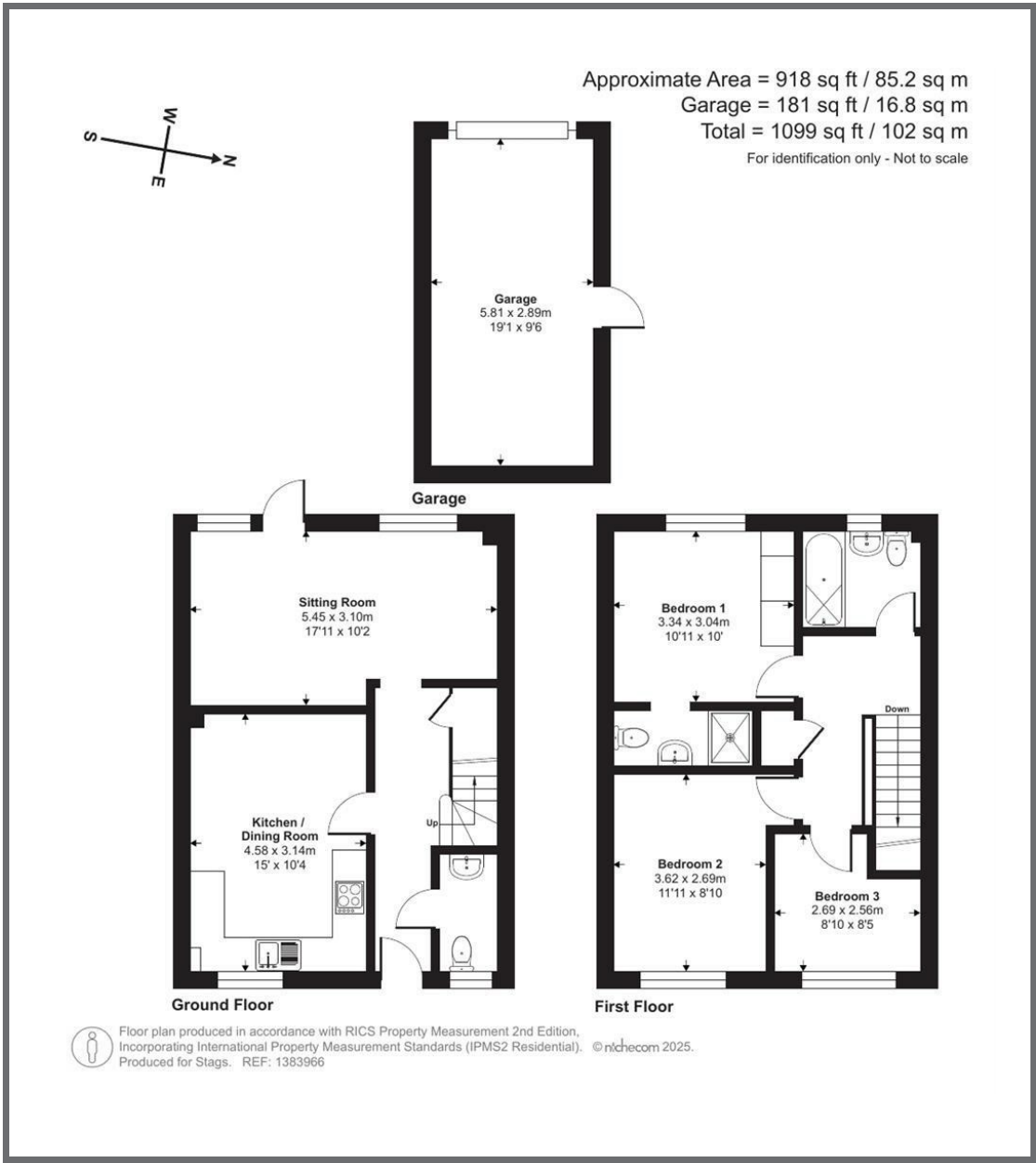
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			77
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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