



New Park Road, Lee Mill Bridge, PL21 9EB

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this mid-terrace, character cottage in the popular and convenient location of Lee Mill Bridge.

Offering 2 bedrooms, modern shower room and well-appointed kitchen with space for free-standing appliances, this is a charming home that should attract first-time buyers and down-sizers alike.

The true feature to this cottage is the impressive south-facing garden. A shared, rear path gives access across neighbouring cottages but you can also head straight outside from the privacy of your own sitting room which also enjoys a fantastic view of this incredibly pretty space.

With patio, path, enclosed lawn and a separate area that the current owner uses for vegetables and potting, there are plenty of spots to relax or share time with family and friends. Taking in a superb south-facing aspect, this is a very pretty oasis – beautifully maintained and presented. There is also the benefit of two separate, lockable stone outbuildings providing plentiful storage.

There is no onward chain and viewings are highly recommended.

Key Features

Mid-Terrace Character Cottage
2 Bedrooms
Well-Appointed
Fantastic South-Facing Garden
Convenient Location
No Onward Chain

Situation & Amenities

Lee Mill Bridge is a small rural village in South Devon nestled on the southern edge of Dartmoor. There is the popular Westward Inn pub/restaurant within walking distance and a large Tesco Extra is also closeby. Less than 2 miles away is the nearest town of Ivybridge with the pretty River Erme flowing through from the moors. Still referred to as a village by many locals, Ivybridge is a family-orientated town 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. 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: A

Viewings:

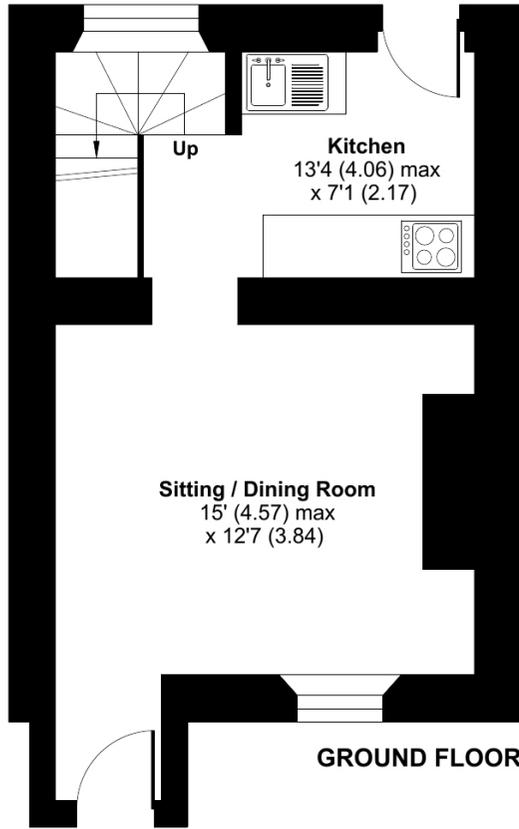
Strictly by appointment through
Christopher's South Hams
01752 746 550



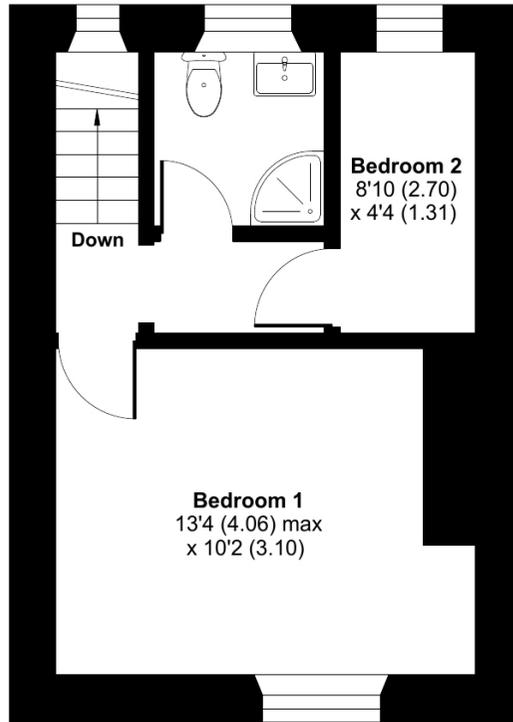


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Approximate Area = 536 sq ft / 49.7 sq m
For identification only - Not to scale

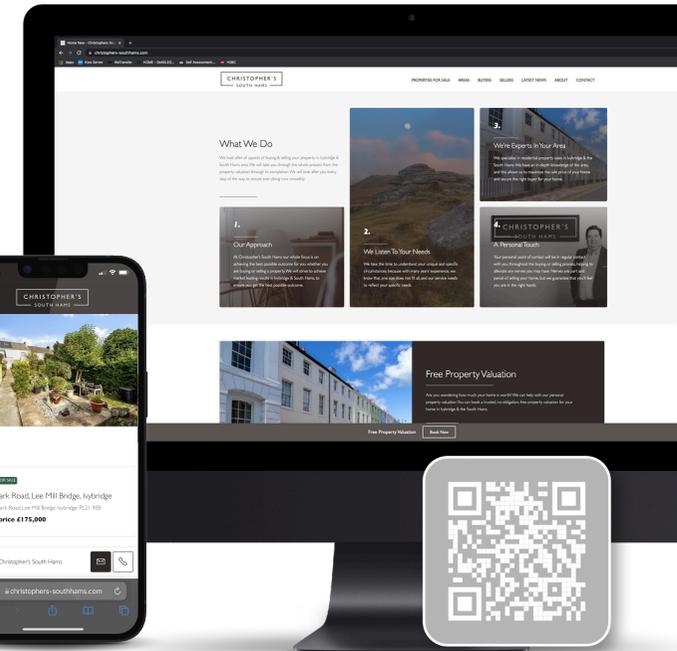
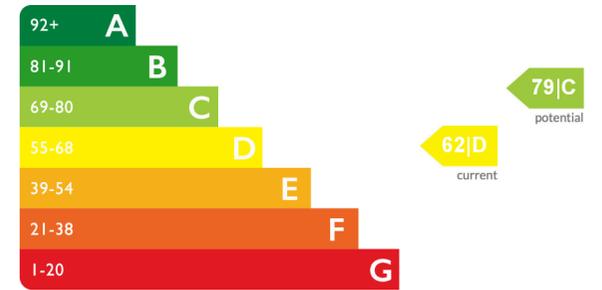


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating



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