



Connells

Hartley Court  
Ivybridge



## Property Description

Discreetly hidden behind the main street, this well-presented two double bedroom first floor flat is tucked away in a quiet, purpose-built residential area with its own private entrance, offering both convenience and seclusion.

This property is ideally situated to give first-time buyers a perfect opportunity to take advantage of the local facilities and transport links; providing all the benefits of a larger town but with a village atmosphere.

The accommodation comprises of a spacious lounge, two double bedrooms, a fitted kitchen, and modern bathroom. There are stunning views of the Western Beacon visible from the lounge, the kitchen and in the second bedroom to the rear.

The property also benefits from a private carpark with dedicated resident parking spaces, surrounded by well-maintained communal gardens.

Centrally located in the heart of Ivybridge town centre the property is within easy walking distance of a variety of independent shops, take-aways, restaurants and pubs. In no more than a short stroll you can access facilities at the Ivybridge Leisure Centre and The Watermark, which presents live theatre, music, and cinema screenings in its 210-seat auditorium. And in around 20 minutes on foot, you can enjoy riverbank and countryside walks in Longtimber Woods and the Dartmoor National Park.

There is a regular bus service which stops outside the town hall offering both local and nationwide connections, and the A38, and mainline railway station linking Plymouth and Cornwall to the South, and Exeter, Bristol and beyond to the North, are both just a short 5 minutes' drive away making it an excellent choice for commuters.

## Entrance Hall

The property has its own private entrance with stairs rising to the accommodation.

## Living Room

14' max x 11' 8" max ( 4.27m max x 3.56m max )

Spacious lounge with ample room for a dining table and chairs. Double glazed window to the front elevation with treetop views. Radiator.

## Kitchen

9' 1" max x 8' max ( 2.77m max x 2.44m max )

The kitchen comprises of a range of wall and base units with worktops above. Integrated electric oven with gas hob, extractor fan and stainless-steel splashback. Stainless steel 1.5 bowl sink and drainer with mixer tap. Plumbing for washing machine and dishwasher and space for a tumble dryer. Folding breakfast bar or additional worktop. Double glazed window to the rear elevation. Impressive view to the Western Beacon.

## Bathroom

Panel Bath with thermostatic mixer shower and glass screen above, low level w.c. and vanity sink unit. Heated towel rail. Extractor fan. Obscured double-glazed window to the rear.

## Bedroom One

13' 4" max x 8' 10" max ( 4.06m max x 2.69m max )

Double glazed window to the front elevation. Radiator.

## Bedroom Two

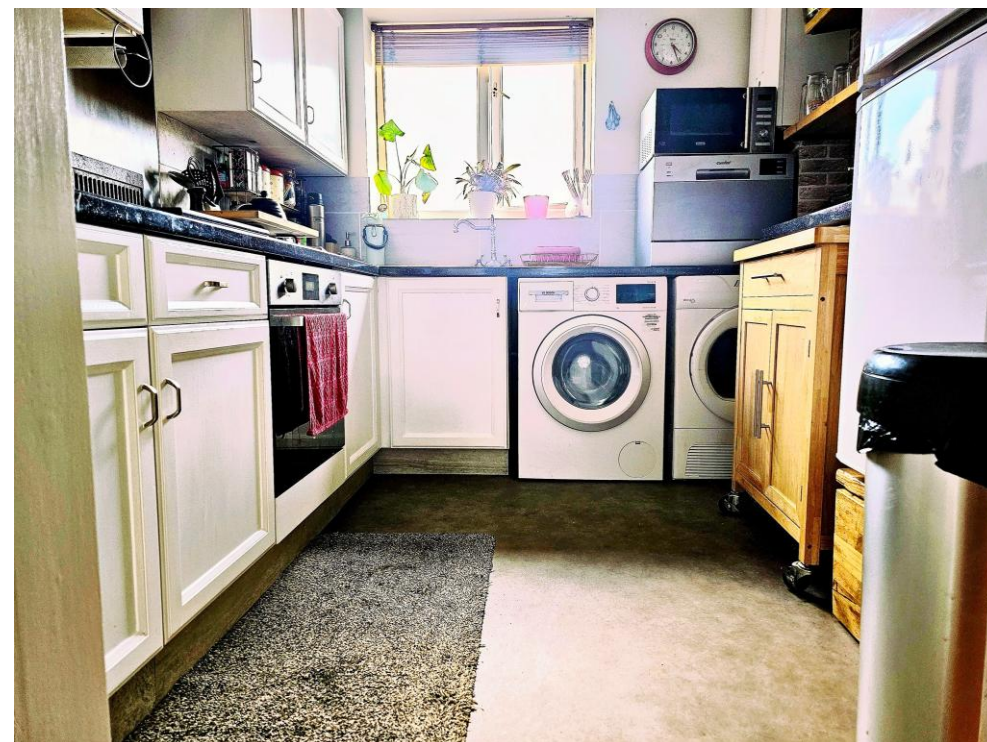
9' 9" max x 8' 10" max ( 2.97m max x 2.69m max )

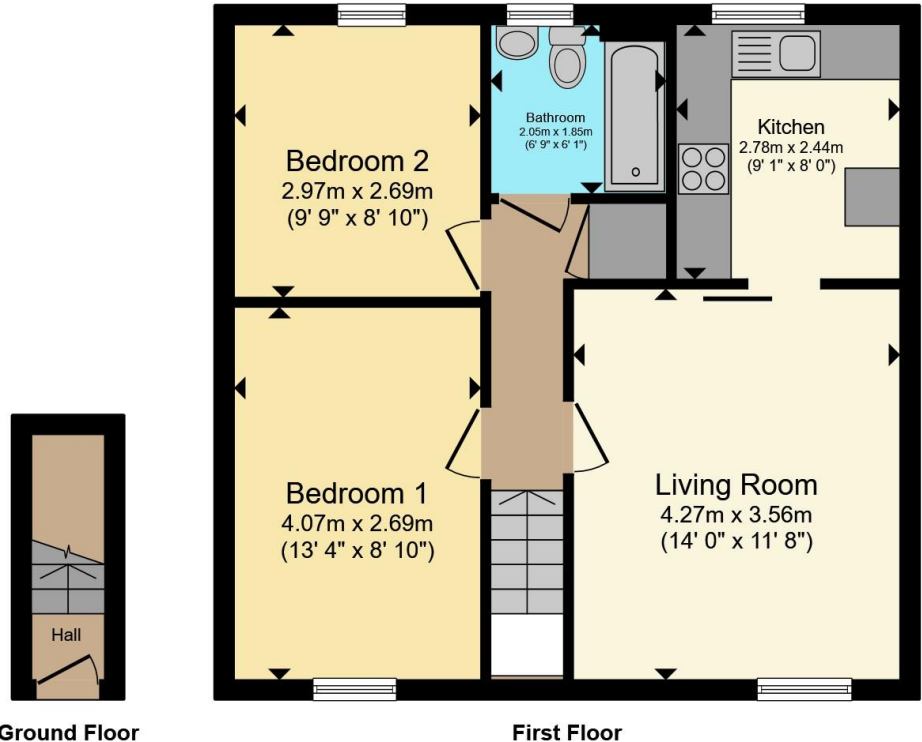
Professionally built in wardrobe, very deep drawers, and attached single bed with option pull out to double bed. Double glazed window to the rear elevation. Newly laid wool carpet. Radiator. View to Western Beacon.

## Agents Note

Lease: 999 years from 1st January 1997

Ground Rent: £1,104 per year





Total floor area 54.0 m<sup>2</sup> (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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11 Glanvilles Road Glanvilles Mill  
 IVYBRIDGE PL21 9PS

EPC Rating: C    Council Tax Band: A    Service Charge: Ask Agent    Ground Rent: 1104.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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