



Bonville Drive, Ivybridge, PL21 0GB

CHRISTOPHER'S  
— SOUTH HAMS —



Christopher's South Hams are excited to market this fantastic 3-bedroom semi-detached family home. Enjoying a slightly set back position and tucked away on this modern development, this home is immaculately presented and a great example of a 'mature new build' demonstrating a 'lived-in-love' atmosphere.

Past the well-appointed kitchen which also showcases an instant boiling water tap, you are welcomed into the spacious sitting/dining room. Doused in natural light from double doors onto the southerly-facing garden, this is a tremendous space to share time with family and friends, spilling out into the garden on those balmy evenings to extend the entertaining space. When the colder nights draw in, you can cosy up in front of the integrated electric fireplace – a room truly for all seasons.

Upstairs there are two double bedrooms and a single – each superbly decorated to embrace a family feeling. The principal bedroom boasts a wealth of integrated storage as well as a fabulous ensuite shower room. A pristine family bathroom completes the upstairs accommodation.

Outside there is a detached garage and driveway with space for two vehicles. Neat gravel beds astride the front door and a side pathway with pedestrian gate invites you to the rear garden. Fantastically landscaped to offer a flagstone patio encased in contemporary glass balustrades, with steps that gently descend to a lawn lined pathway and decking. Of special note is the detached garden room, fully insulated and with light and power, that would meet the needs of a plethora of buyers. From home office, gym, cheeky bar or even a children's playroom and teenager's den, this is an incredibly versatile space that extends the opportunities to work, rest and play. Primed to be a beautiful family home and viewings are highly recommended.

## Key Features

Semi-Detached  
Remainder of NHBC Warranty  
Downstairs Cloakroom  
3 Bedrooms  
Landscaped Garden  
Fully Insulated Garden Room with Light & Power  
Garage with Light & Power  
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, and both primary and secondary schooling.

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

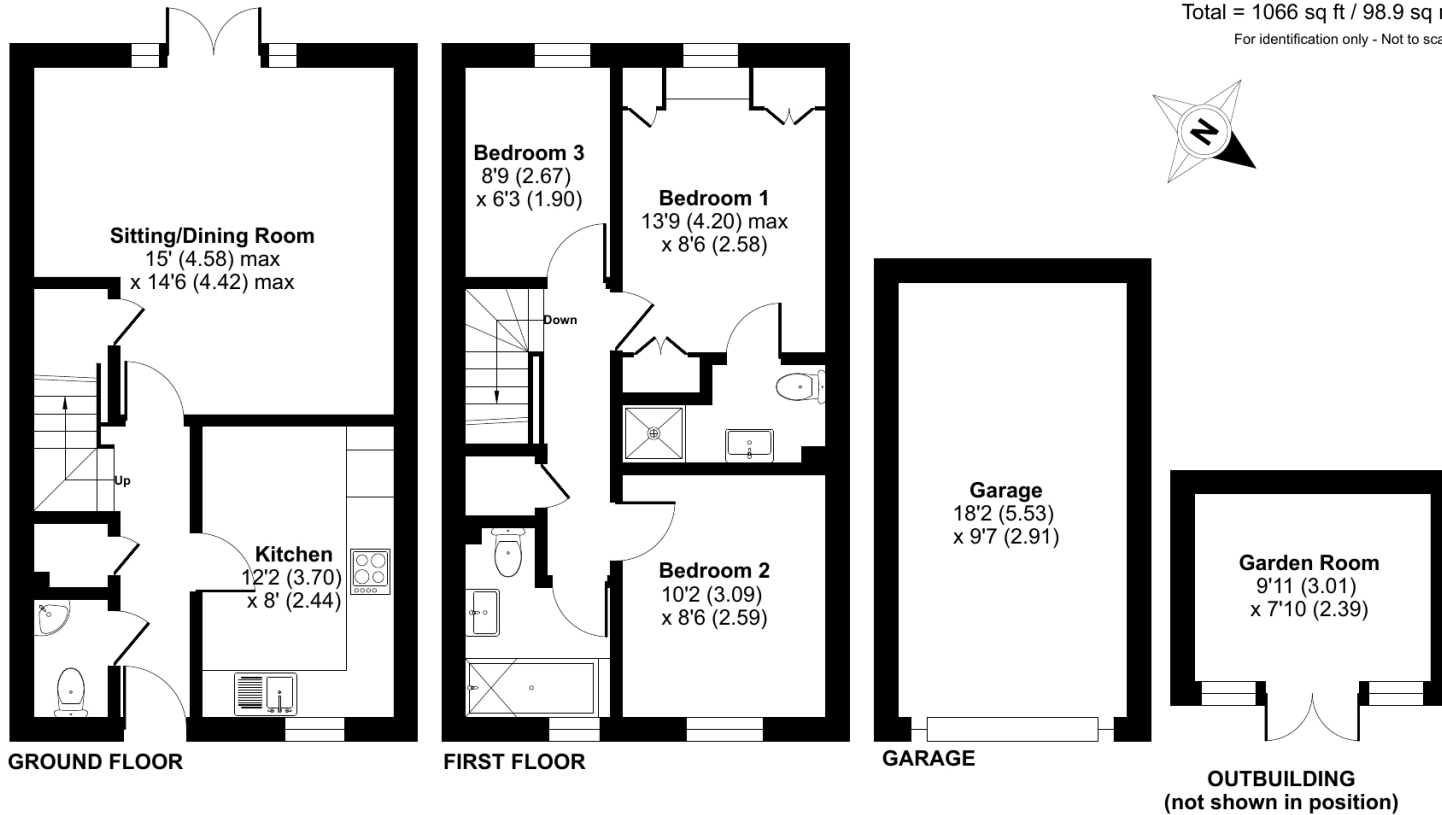
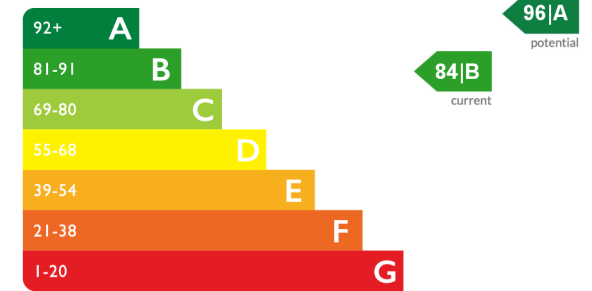
**Council Tax Band:** C

## Viewings:

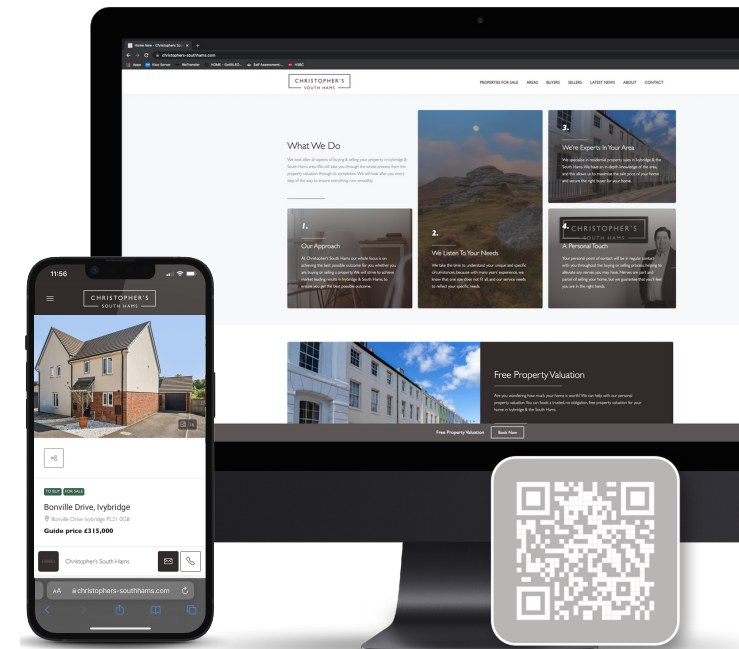
Strictly by appointment through  
Christopher's South Hams  
01752 746 550



Approximate Area = 816 sq ft / 75.8 sq m  
Garage = 173 sq ft / 16 sq m  
Outbuilding = 77 sq ft / 7.1 sq m  
Total = 1066 sq ft / 98.9 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026  
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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)