Fernbank Avenue, Ivybridge, PL21 9UY

CHRISTOPHER'S
SOUTH HAMS

Christopher's South Hams are pleased to market this well-presented semi-detached home set in the popular Woodlands area on the western side of Ivybridge.

Stepping through the front door, you are greeted by stairs to the first floor and a door immediately inviting you into the reception. With natural light bouncing through a large archway that bridges the sitting room, dining area and kitchen, these rooms enjoy a super semi-open plan layout and dual aspect. The kitchen is beautifully appointed and space for a decent size table makes this a very sociable room to spend time with family and friends. Sliding double doors welcome you into the fantastically landscaped garden.

Upstairs there are 3 bedrooms with the master showcasing an extensive range of built-in wardrobes. An airing cupboard on the landing and elegant, modern family bathroom completes the upstairs accommodation.

Outside, you are greeted by a low maintenance front garden neatly enclosed by immaculate fencing and a driveway with space for two vehicles. A side gate gives additional access to the rear garden. Private and again enclosed by immaculate fencing, this is truly a splendid sight. An incredibly superior patio overlooks a pretty area of lawn bordered by a pristine stone wall and bed with maturing trees and shrubs expertly planted. A great pergola frames most of the patio and brings a mediterranean glow to this beautiful space.

This is a superb property suited for every market; the first-time buyers, families and those looking to downsize to a fantastic area and is offered with no onward chain.

Key Features

3 Bedrooms
Light & Bright Semi-Open Plan Living
Modern Kitchen & Bathroom
Beautifully Landscaped Garden
Parking
No Onward Chain

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: B

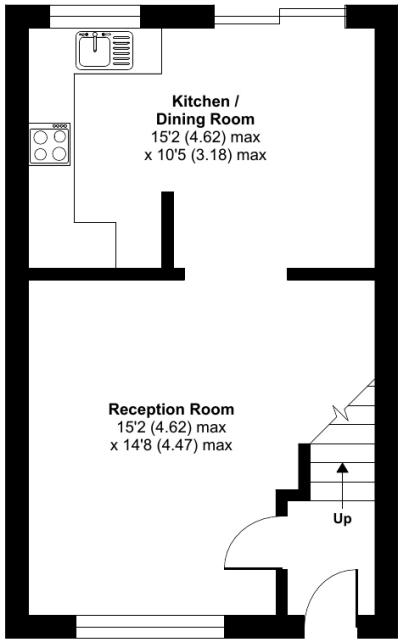
Viewings:

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

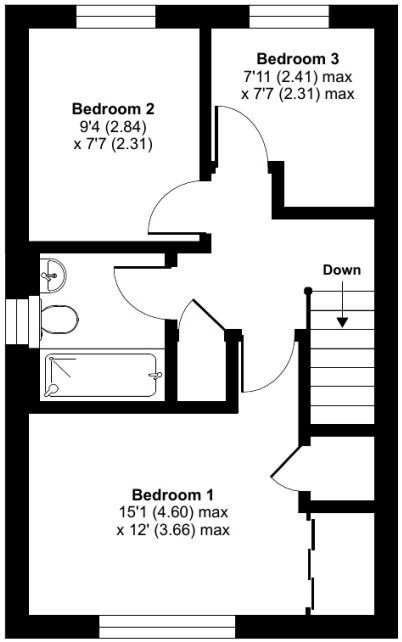
Fernbank Avenue, Woodlands, Ivybridge, PL21

Approximate Area = 778 sq ft / 72.2 sq m

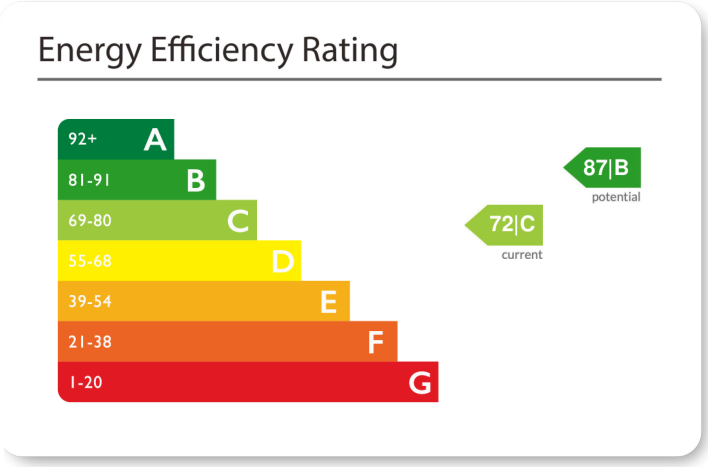
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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