

Longbrook Close, Ivybridge, PL21 9LG

CHRISTOPHER'S
SOUTH HAMS



Key Features

- Immaculately Maintained, Semi-Detached
- Flexible Living
- Downstairs Shower Room & WC
- 3 Bedrooms
- Family Bathroom
- Conservatory
- Low Maintenance Garden
- Ample Parking
- Popular Location
- No Onward Chain

Christopher's South Hams are delighted to market this 3-bedroom, semi-detached home in a popular cul-de-sac on the western side of Ivybridge. Immaculately maintained throughout, it offers everything that a young family, professional couple or down-sizer could need.

The useful porch with storage and space for shoes and coats welcomes you into the sizeable sitting room that focuses around the cosy gas fire. The modern kitchen/diner sits at the rear of the property and offers a wealth of integrated appliances. A peninsular breakfast bar surveys the dining area adding a lovely sociable touch when entertaining family and friends, or just ensuring the children are doing their homework! The conservatory, overlooking the rear garden, extends this warm and inviting area with space to play and relax whatever the weather.

The pièce de résistance to this super home, is the adapted garage. Retaining a generous amount of storage, the conversion has also created a 'multi-functional' room that could lend itself to a child's playroom, home office or utility space. With the advantage of an adjacent downstairs shower room, this could also be a perfect spot for a dependent relative to convalesce if needed, opening up a multi-generational opportunity – the options are endless.

Stairs from the sitting room lead to three bedrooms; two doubles and a single and a family bathroom completes the accommodation.

Outside, a level, paved driveway makes for an attractive frontage and offers ample parking. A pedestrian door from the rear of the multi-functional space invites you to the garden which is currently laid to low maintenance patio and gravel surrounding a central sundial; a blank canvas on which to create and with a useful metal shed making storing those tools a little easier.

This super home is offered with no onward chain and viewings are highly recommended.

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, nearby recreation field, 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.

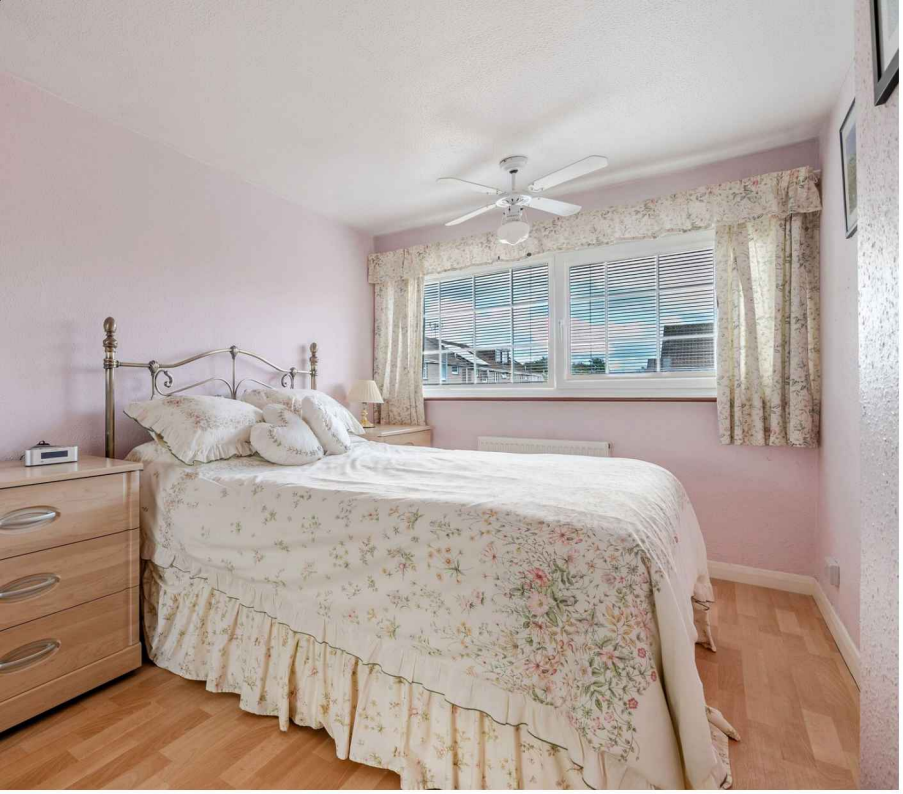
Local Authority:

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: C

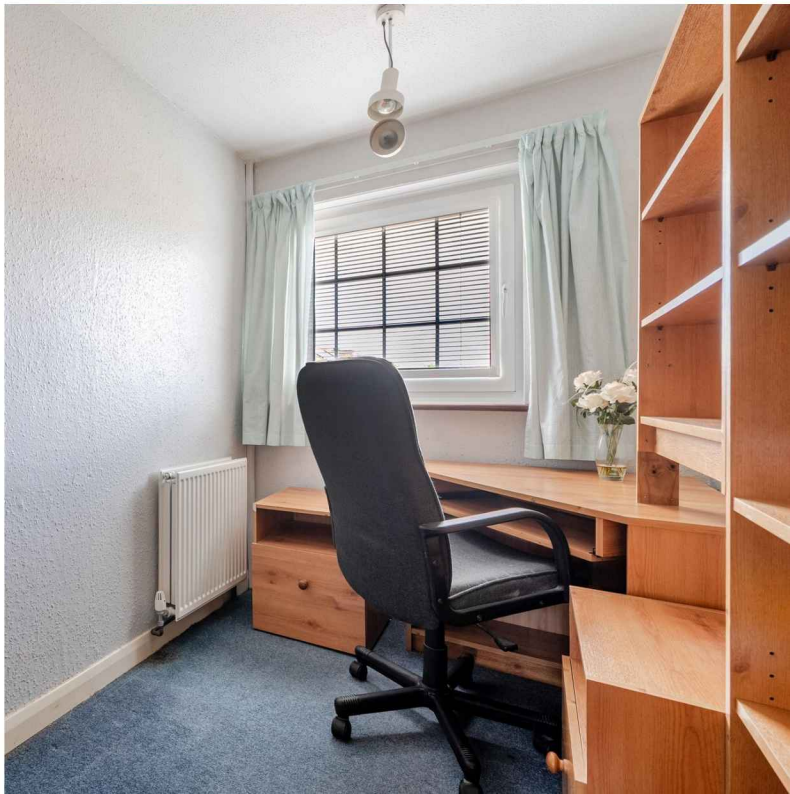
Viewings:

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



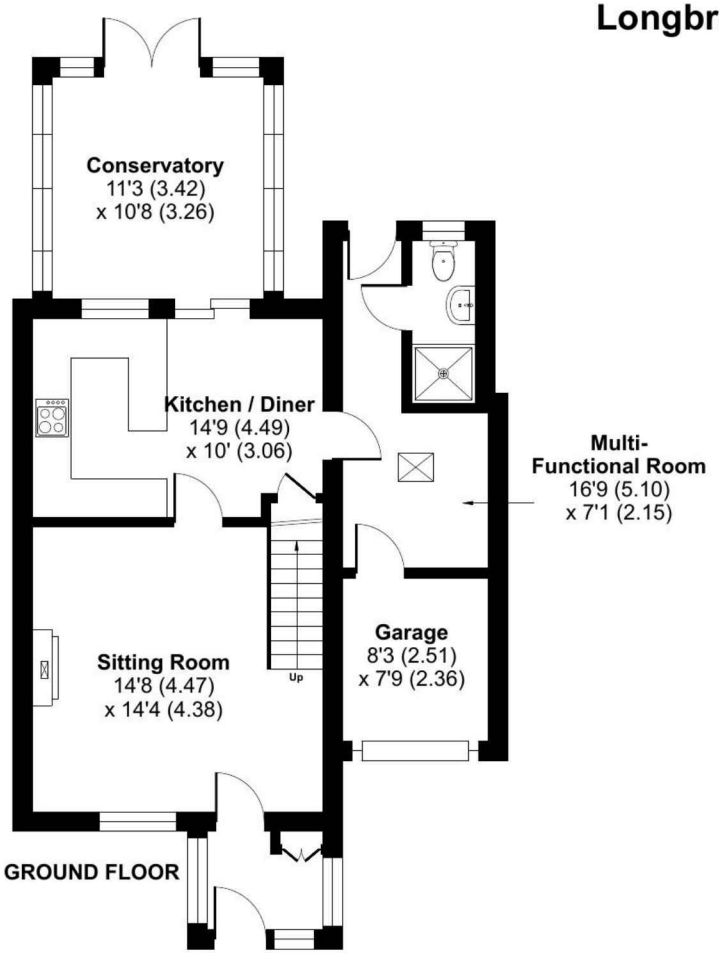


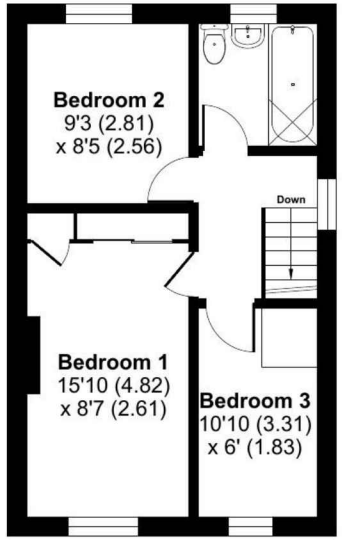


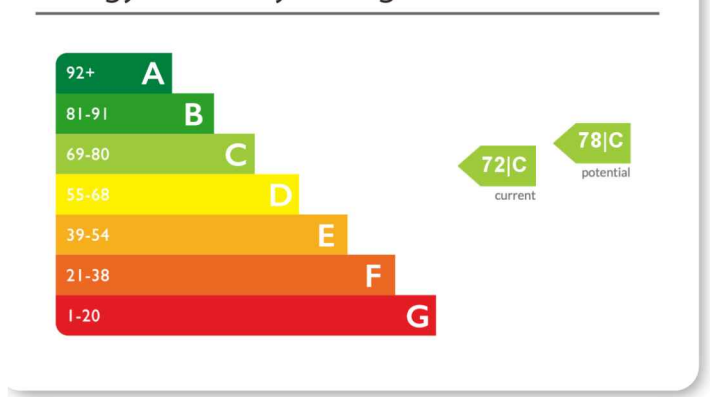


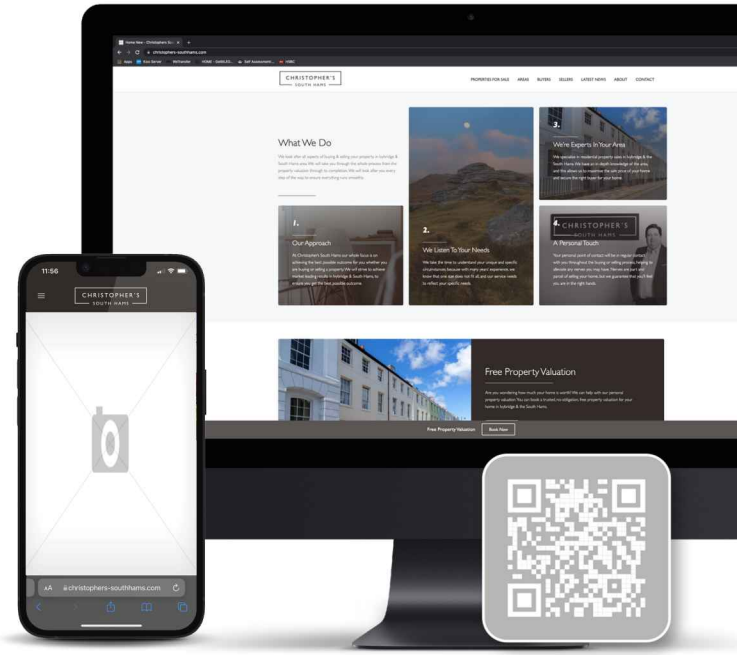
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Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 61 sq ft / 5.6 sq m
Total = 1085 sq ft / 100.7 sq m
For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christopher's South Hams Ltd. REF: 1536350

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CHRISTOPHER'S SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHHAMS.COM