



Elizabeth Close, Ivybridge, PL21 0PL

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are pleased to market this terraced home on the popular eastern side of Ivybridge.

A neat entrance porch with useful storage welcomes you straight into the continuous downstairs living space, flooded with light from its dual aspect. An attractive spiral staircase cleverly defines the reception room from the open-plan kitchen/dining area that overlooks the rear garden with doors to the same.

Upstairs there are 3 bedrooms, one with built-in wardrobes and a family bathroom completes the accommodation. Outside, the property is approached by a pathway and small area of lawn. There is another useful, external store cupboard by the front door as well.

To the rear, and approached from the dining area, is the enclosed, low maintenance garden, currently laid to lawn with pathway and 2 patio areas. In a very nearby block is a single garage with private parking space in front. Well-presented but with plenty of scope to put your own stamp on it, this would make an ideal first-home or investment and with no onward chain, viewings are highly recommended.

Key Features

Terraced Home
Open-Plan Living
3 Bedrooms
Scope to Personalise
Garden
Garage
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

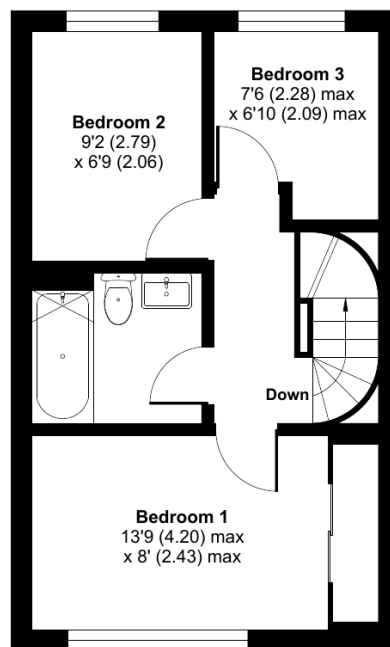
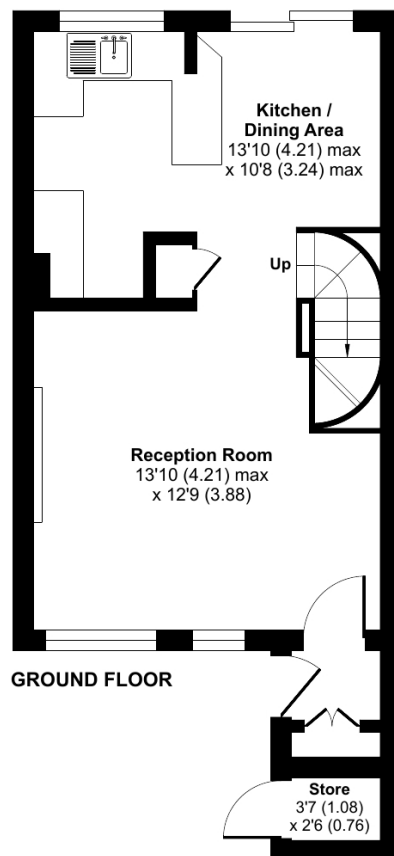
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: B

Viewings

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





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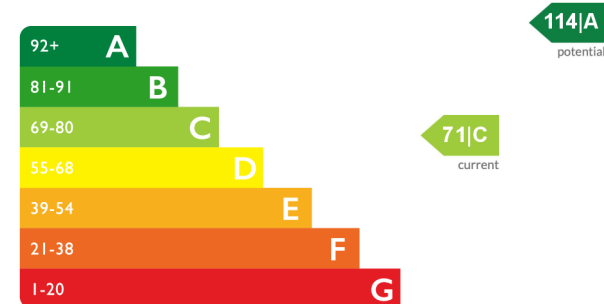
Approximate Area = 676 sq ft / 62.8 sq m

Store = 9 sq ft / 0.8 sq m

Total = 685 sq ft / 63.6 sq m

For identification only - Not to scale

Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Christopher's South Hams Ltd. REF: 1369013

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