



Berkeley Way, Ivybridge, PL21 0YD

CHRISTOPHER'S
SOUTH HAMS



Key Features

3 Bedrooms
Kitchen/Dining Room
Downstairs Cloakroom
Garden Store
South Facing 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: D

Viewings

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

Christopher's South Hams are pleased to present this semi-detached 3-bedroom home set in this popular cul-de-sac within level walking distance of the town centre.

An entrance hall welcomes you with a downstairs cloakroom, stairs leading to the first floor and a door inviting you into the deceptively spacious sitting room.

Overlooking the delightful south-facing garden is the well-appointed kitchen/dining room at the back of the property which benefits from a large storage cupboard as well.

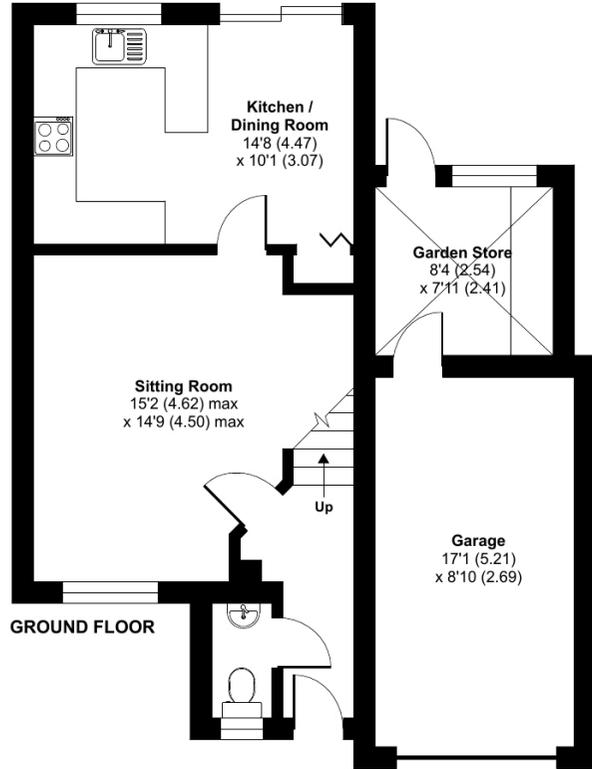
Upstairs there are three bedrooms and a modern family bathroom.

To the front of the property is a driveway bordered by a neat area of lawn, with parking for 2 vehicles in front of the garage. The garage has light and power connected and leads to a rear store-room which with a little TLC could be re-purposed for a plethora of uses.

A side gate at the front, as well as the two rear pedestrian doors through the garage and garden store, invite you the rear garden with its superb south-facing aspect. Enclosed by fencing, it is mainly laid to decking, patio and rockery, giving plenty of scope to personalise this fantastic space. This property has been recently used as a rental and has now had a fresh coat of paint and some new carpets but there is still plenty of opportunity to put your own stamp on it and showcase its true potential.

This superb property is offered with no onward chain.





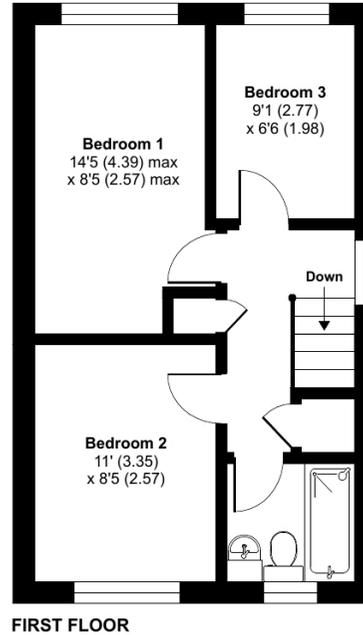
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Approximate Area = 889 sq ft / 82.6 sq m

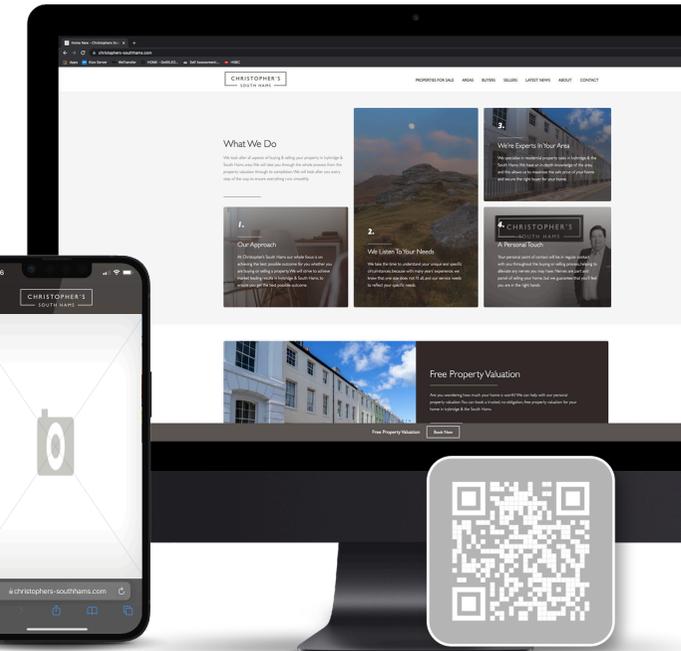
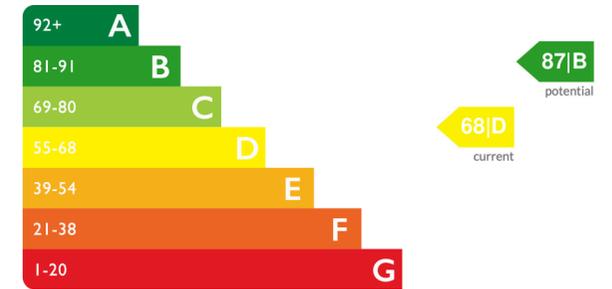
Garage = 160 sq ft / 14.8 sq m

Total = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Energy Efficiency Rating



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