



Savery Close, Ivybridge, PL21 0JR

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this immaculately presented semi-detached home on the popular Eastern side of Ivybridge.

From the entrance porch, you are immediately welcomed into the light and bright dual aspect sitting room, flowing through to the conservatory beyond. The current owners have cleverly used furniture to separate the reception room from a dining area that is neatly positioned by the kitchen. Overlooking the southerly aspect of the garden, the kitchen is beautifully appointed with integrated appliances and storage. The superb conservatory also overlooks the garden and is a very tranquil space to enjoy time with family and friends. The current owners have partially converted the garage to create an additional multi-functional room downstairs. This is currently used as a home office but could lend itself to a downstairs bedroom. The rear of the former garage has been retained as a workshop/storage with external access, but it could be reincorporated to the house, converted to a downstairs bathroom and open up the possibility of a downstairs guest suite – subject to relevant consents (plumbing & drainage are already in situ).

Upstairs there are 3 double bedrooms. An immaculate family bathroom and separate WC completes the upstairs accommodation.

Outside, a linear driveway with space for 2 vehicles is flanked by level lawn, fencing and mature shrubbery on one side and a pebbled path the other that leads to the back garden. The rear garden can also be accessed from the conservatory and kitchen and offers defined resting points to enjoy this splendid space. A neat patio leads to a decked pathway and pergola at the other end of the garden with another seating area underneath. An area of level lawn is framed by established trees and plants making this a very pretty space to spend time in.

This is a beautiful home, offered with no onward chain and viewings are highly recommended.



Key Features

Immaculately Presented

3 Double Bedrooms

Office/Bedroom 4

Potential for further development – strc

Garden with southerly aspect

Conservatory

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: C

Viewings

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



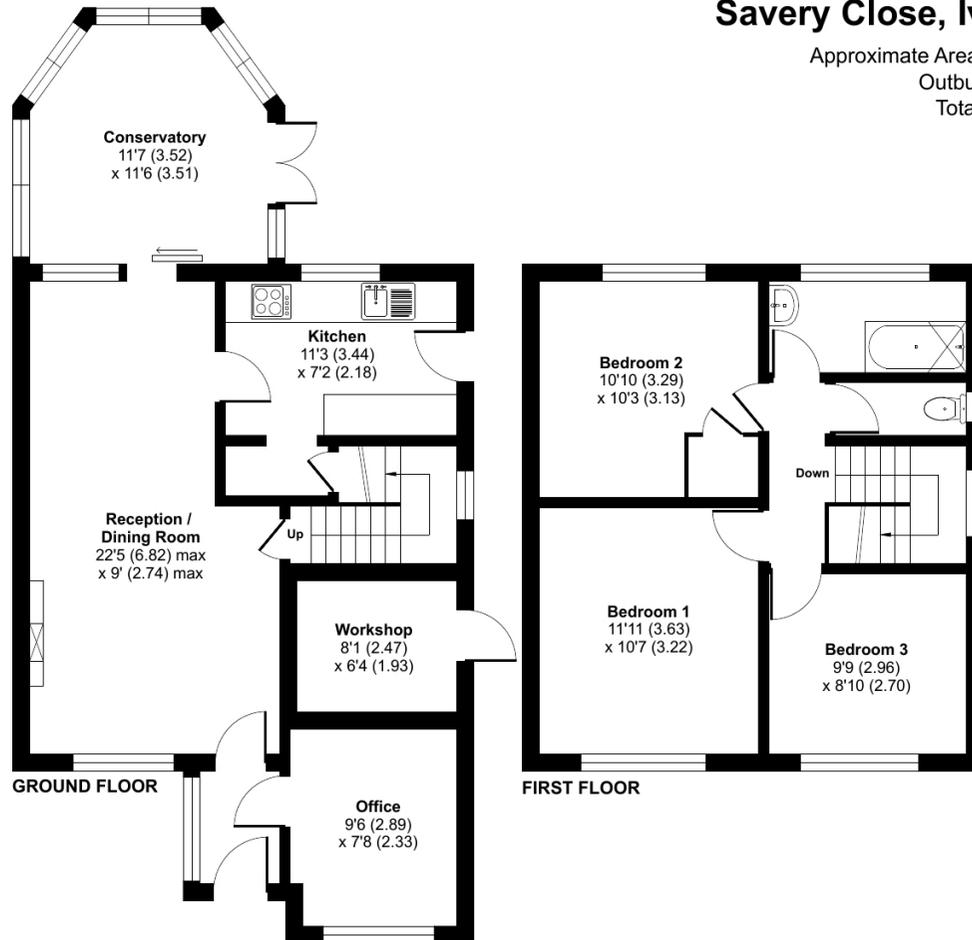
Savery Close, Ivybridge, PL21

Approximate Area = 1099 sq ft / 102.1 sq m

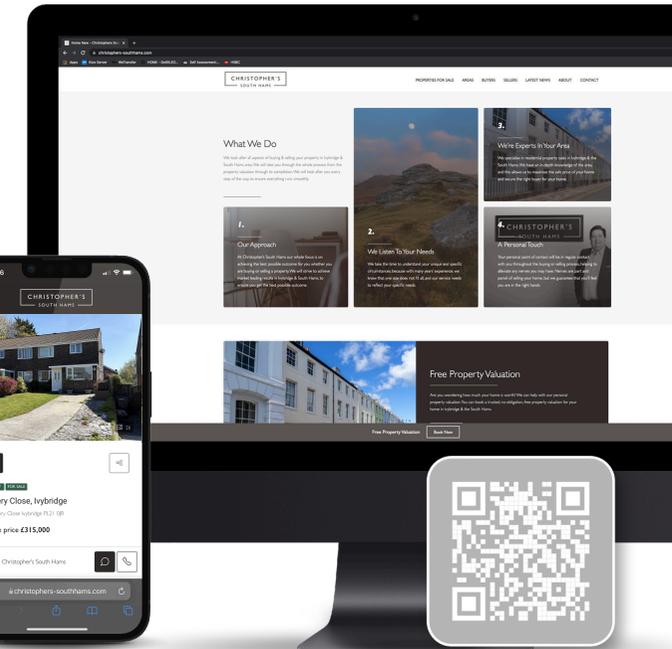
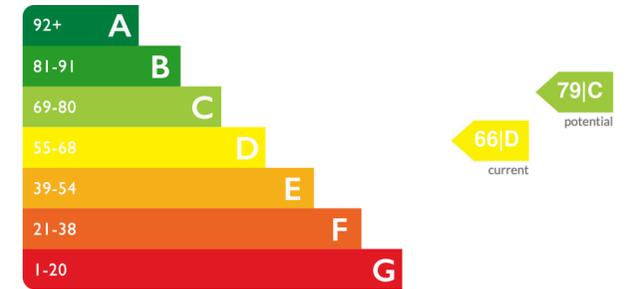
Outbuilding = 49 sq ft / 4.5 sq m

Total = 1148 sq ft / 106.6 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). © nchemcom 2025. Produced for Christopher's South Hams Ltd. REF: 1228991



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