



Brambles, Barn Close, Ivybridge, PL21 9UU

CHRISTOPHER'S
— SOUTH HAMS —



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Brambles is a cluster home tucked away in a little cul-de-sac on the western side of Ivybridge.

From the covered porch at the front door, you are invited into the entrance past a large storage cupboard to your right. The downstairs bathroom is to your left and is fully tiled with panel bath and shower above. Beyond the entrance hall is the main open-plan living area and kitchen with its vaulted ceiling bringing a light and airy feeling to this space. Stairs lead from here to a large mezzanine bedroom with a built-in double wardrobe and additional storage cupboard.

Outside there is a lockable store cupboard by the front door and parking for one car. The enclosed garden area is ever-so slightly separated by a short level pathway. Primarily laid to gravel and with a patio seating area, it is a low maintenance hideaway surrounded by established shrubbery. There is a metal shed in one corner offering further storage.

With no onward chain, this home is ideal for a first-time buyer or investor and viewings are highly recommended.

Key Features

Ideal Starter-Home or Investment
Open-Plan Living
Downstairs Bathroom
Built-in Storage

Low Maintenance Garden
Popular Town Location
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.

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: A

Tenure: Freehold.

Viewings:

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



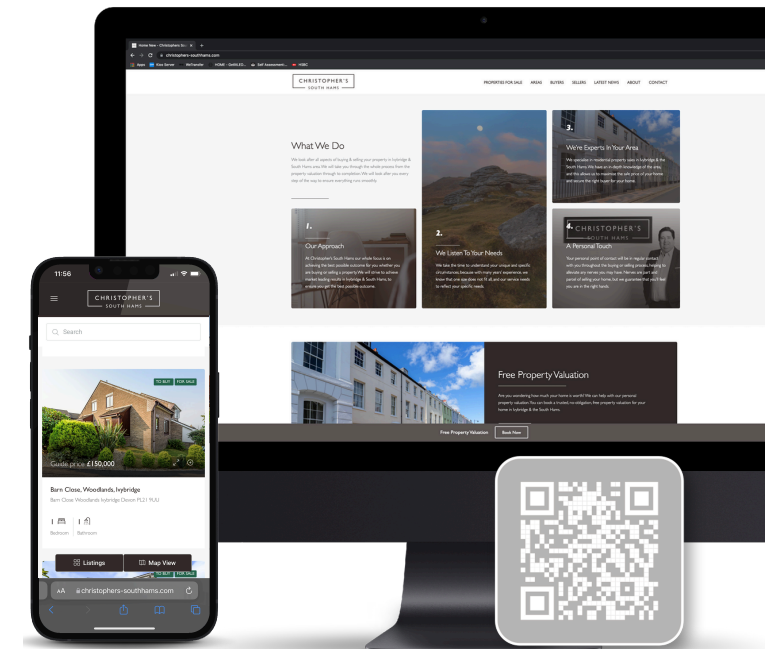
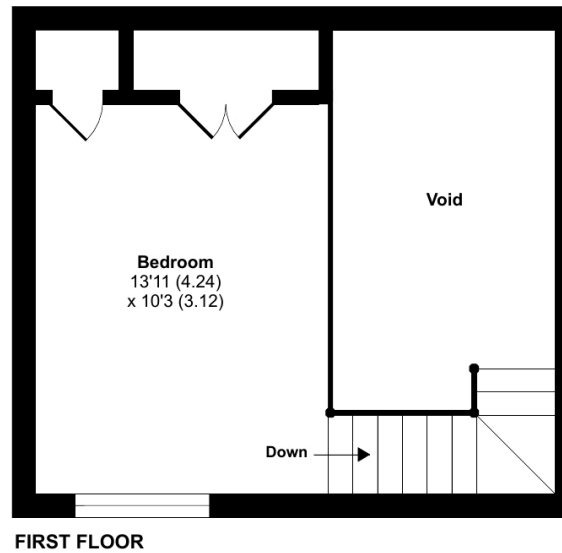
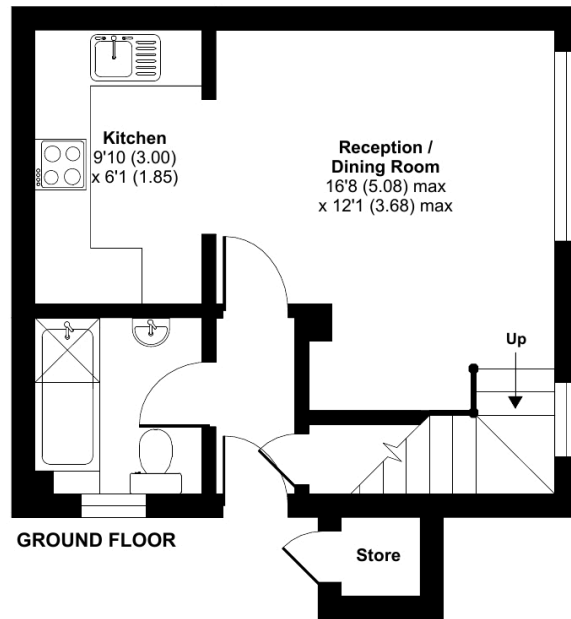
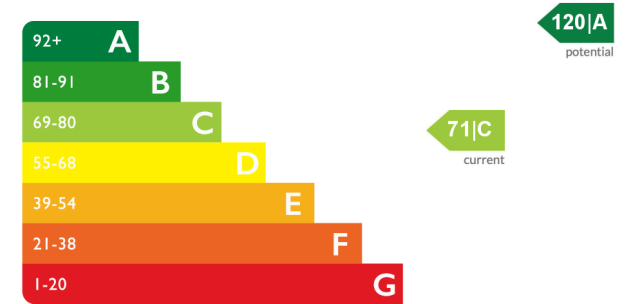


Barn Close, Woodlands, Ivybridge, PL21

Approximate Area = 486 sq ft / 45.1 sq m (excludes void & store)

For identification only - Not to scale

Energy Efficiency Rating



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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Christopher's South Hams Ltd. REF: 859631

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