



Venture, Woodlands, PL21 9HE

CHRISTOPHER'S
SOUTH HAMS



Nothing Ventured – Nothing Gained...with this superb, detached bungalow in a very sought after part of Ivybridge.

Sitting centrally in its own substantial plot, this once cherished home is beckoning its new custodian to fall in love with it once again.

Currently offering a large sitting room with conservatory, galley kitchen/breakfast room and spacious hallway dividing the two generous, double bedrooms and family bathroom, this fantastic home is essentially a blank canvas to create something truly special (subject to relevant consents).

The south-facing garden provides an excellent backdrop, offering various areas of lawn, patio and established shrubbery to excite the green-fingered enthusiasts.

A single garage, private driveway with space for several vehicles and a large level lawn to the front add to how plentiful this property and plot is.

With no onward chain and a myriad of possibilities, viewings are highly recommended.



Key Features

Detached Bungalow
Generous Plot
Renovation/Development Potential (strc)
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

Viewings:

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

COUNCIL TAX BAND: D



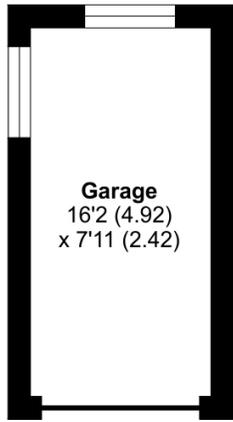
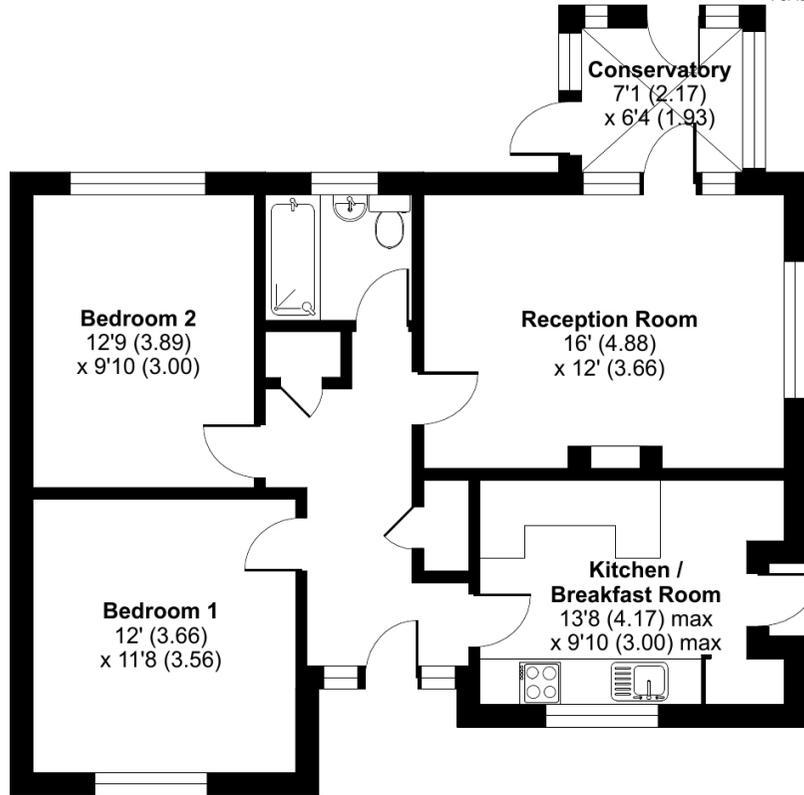
Woodland Road, Ivybridge, PL21

Approximate Area = 809 sq ft / 75.1 sq m

Garage = 129 sq ft / 12 sq m

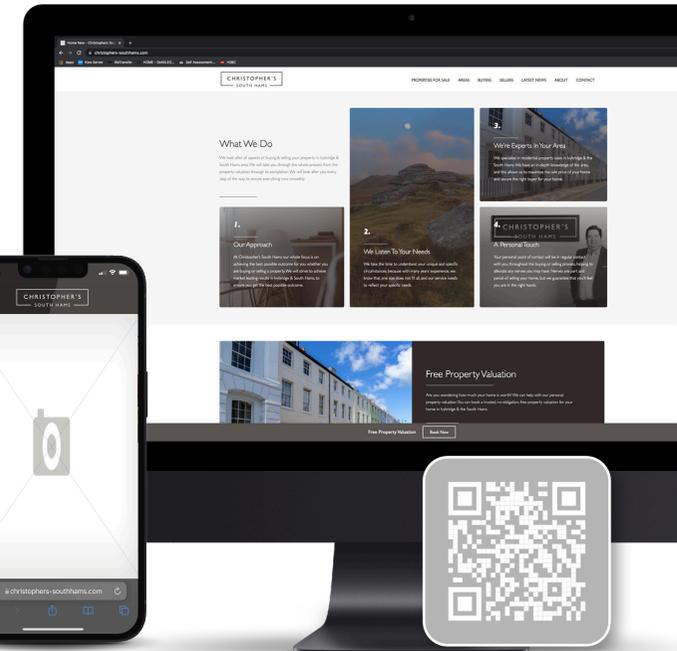
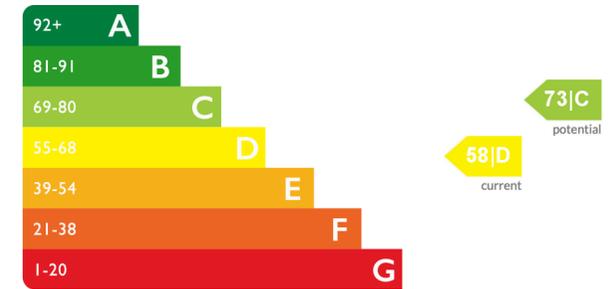
Total = 938 sq ft / 87.1 sq m

For identification only - Not to scale



not shown in exact location

Energy Efficiency Rating



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