



Marshall Drive, Ivybridge, PL21 0UQ

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are delighted to market this 3-bedroom semi-detached home sitting in a lovely open position on the corner of this popular cul-de-sac.

From the front door, the entrance hall welcomes you straight into the spacious sitting room. The large kitchen/diner is at the rear of the house and enjoys a super southerly aspect with views over the rear garden and doors leading to the same. To the side of the kitchen is a useful porch area with external access, ideal for utility space or boot room.

Stairs lead from the entrance vestibule to the first floor, where there are 2 doubles and 1 single bedroom. Storage on the landing and a family bathroom complete the accommodation.

Outside, there is a neat level lawn flanking the level driveway, in front of the attached garage. The garage has been built to allow a potential first floor extension (strc). A side pathway and pedestrian gate invites you to the rear, lawned garden with patio seating area.

Well-presented but with plenty of scope to personalise, this property should attract a wide audience, perfectly offering everything for a first-time buyer, those downsizing or even investing and with no onward chain, viewings are highly recommended.

## Key Features

Semi-Detached

3 Bedrooms

South-Facing Garden

Garage with Light & Power

Potential to Extend (strc)

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.

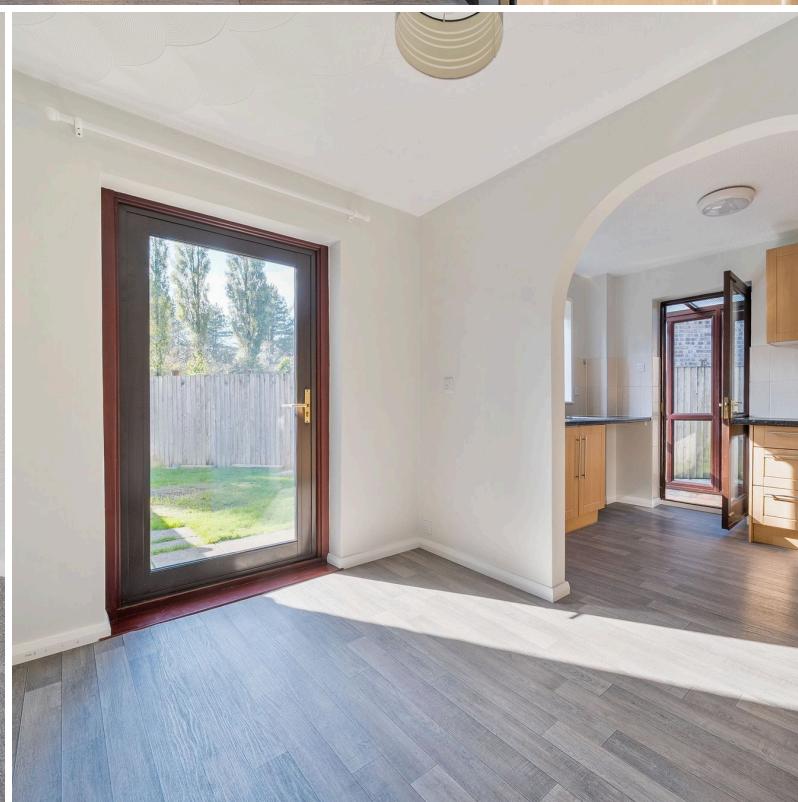
## Local Authority

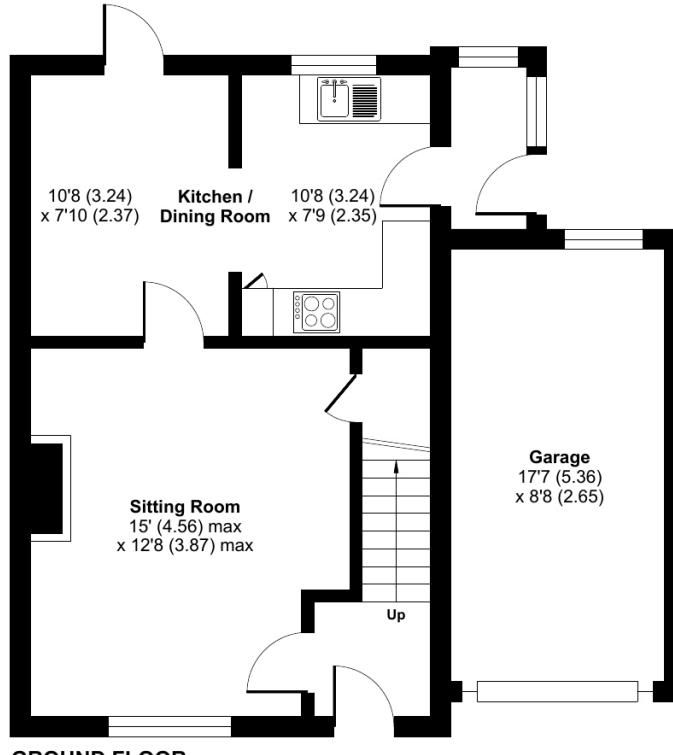
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** C

## Viewings

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





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Christopher's South Hams Ltd. REF:1365455

## Marshall Drive, Ivybridge, PL21

Approximate Area = 877 sq ft / 81.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1030 sq ft / 95.6 sq m

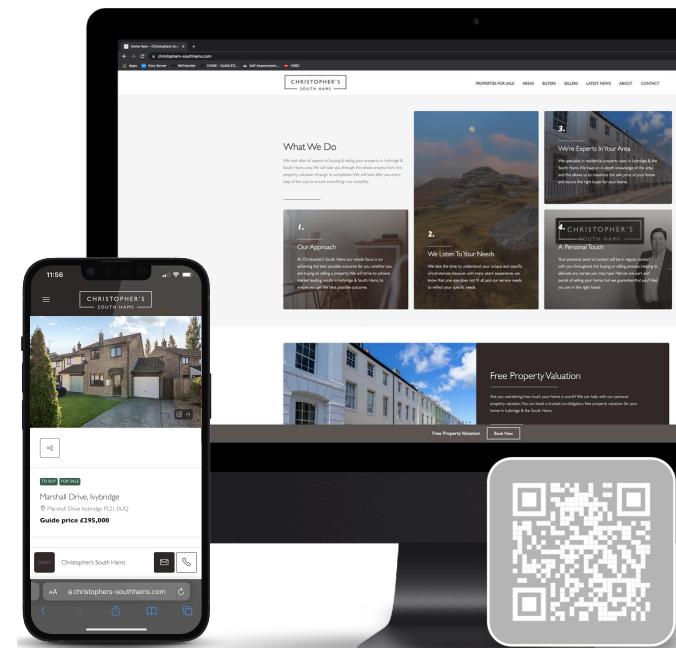
For identification only - Not to scale

## Energy Efficiency Rating



69|C  
current

75|C  
potential



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