



Primrose Meadow, Ivybridge, PL21 9UX

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are delighted to market this superb semi-detached home on the popular western side of Ivybridge. Beautifully presented with a crisp and neutral palette that brings a light and airy feeling throughout. The double aspect sitting/dining room welcomes you in and is doused in natural light from its picture bay window to the front and double doors leading to the rear garden decking. The kitchen is tucked away at the rear and overlooks the pretty garden, showcasing sleek, modern units that house plentiful storage and integrated appliances. Upstairs there are three bedrooms; 2 doubles and a generous single that is currently used as a 'walk-in' wardrobe. A well-appointed family bathroom completes the upstairs accommodation. Outside, the house is approached by a level driveway flanked by a low maintenance garden currently laid to gravel interspersed by little rockeries. Private and fully enclosed, the rear garden is perfect for pottering and offers various seating areas from which to enjoy it. Primarily laid to lawn, sleepers create borders for shrubbery and raised decking across the rear of the house provides the perfect spot to take it all in and relax. This fantastic home should appeal to a wide audience, from first-time buyers to those downsizing and viewings are highly recommended.

## Key Features

Semi-Detached  
3 Bedrooms  
Integral Garage with Light, Power & Plumbing  
Garden  
Parking

## 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

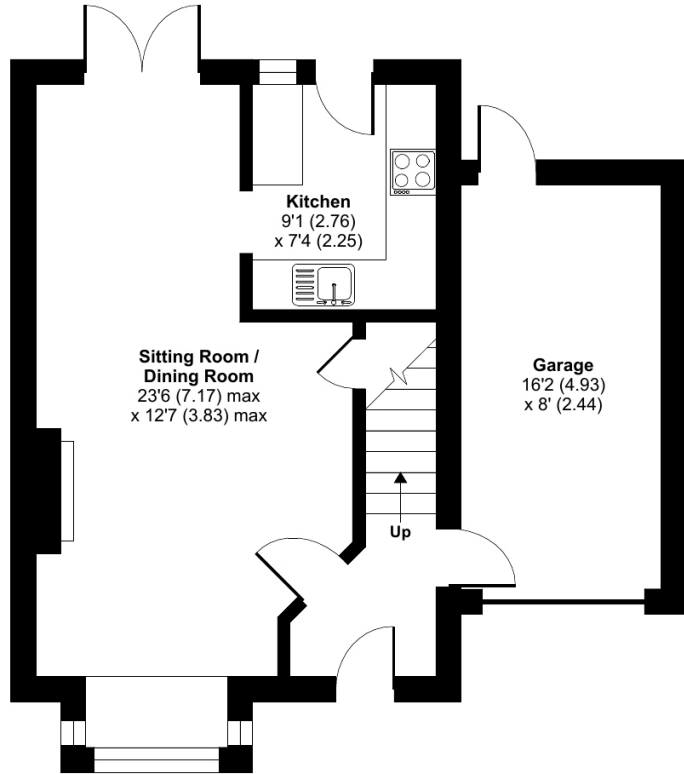
## Viewings:

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







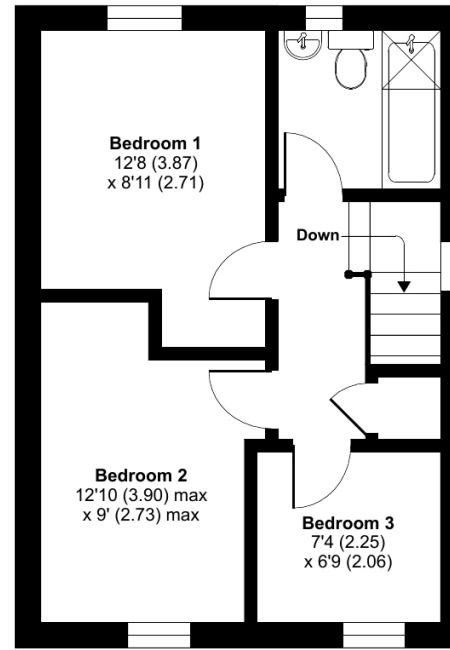


GROUND FLOOR

## Primrose Meadow, Ivybridge, PL21 9UX

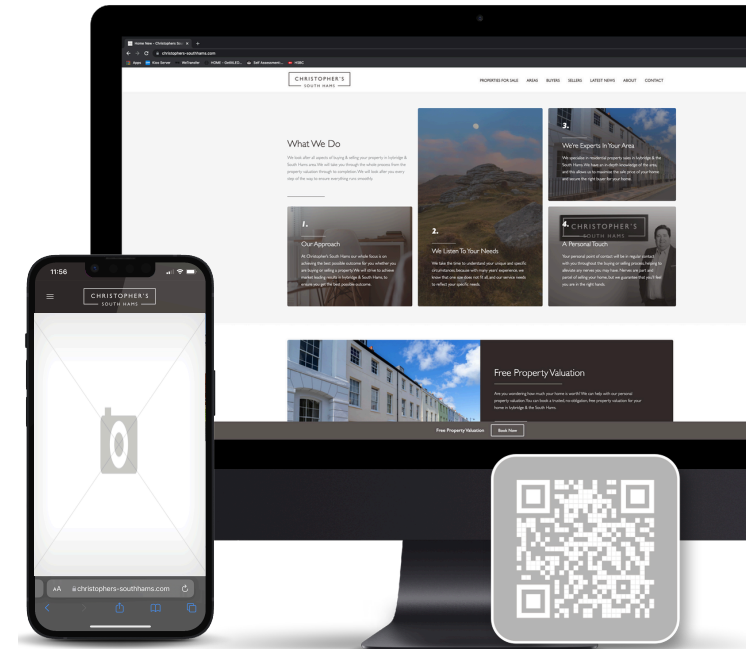
Approximate Area = 918 sq ft / 85.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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SOUTH HAMS

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