



Prideaux Road, Ivybridge, PL21 0JS

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are pleased to market this 2-bedroom mid terrace property in this popular cul-de-sac on the eastern side of Ivybridge.

Coming through the entrance porch, you are greeted by a spacious sitting room with stairs leading to the first floor.

Beyond the sitting room is the kitchen which overlooks the rear garden and has a door to the same.

Upstairs there are two double bedrooms, one of which has a built-in storage/airing cupboard and a well-appointed family bathroom with modern suite.

Outside, both front and rear gardens have been laid to low-maintenance gravel, but are now in need of a little TLC. The rear garden is enclosed by fencing and has pedestrian gated access. There is a garage in a separate block close to the property.

This property is offered with no onward chain and would make an ideal investment opportunity or first-time home on which to stamp your own creativity.

## Key Features

Popular cul-de-sac  
Walking distance to town centre  
2 double bedrooms  
Spacious sitting room  
Garden  
Garage  
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.

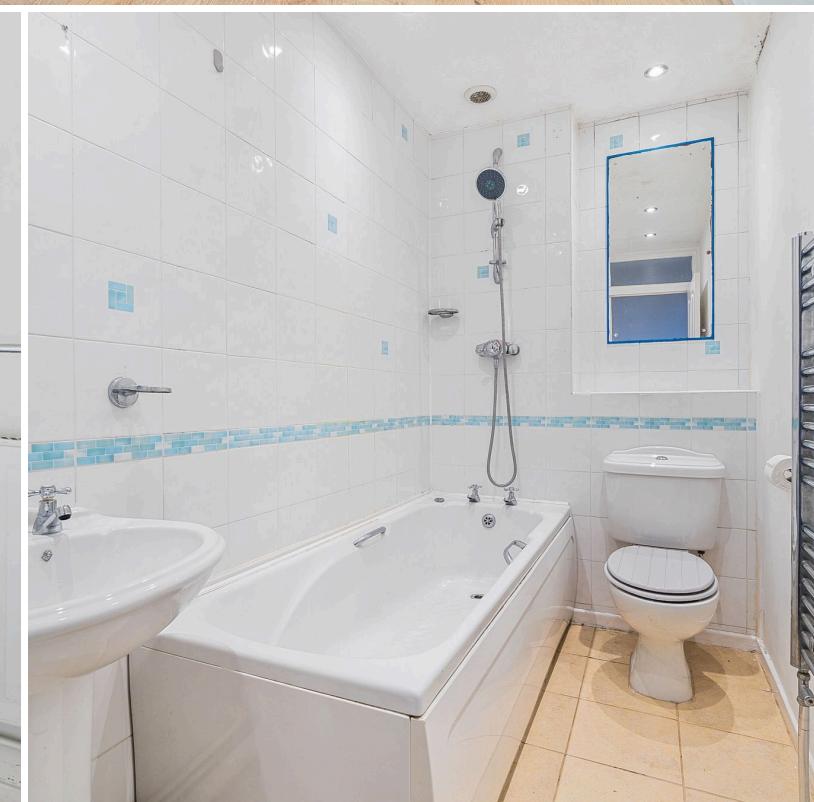
## Local Authority:

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

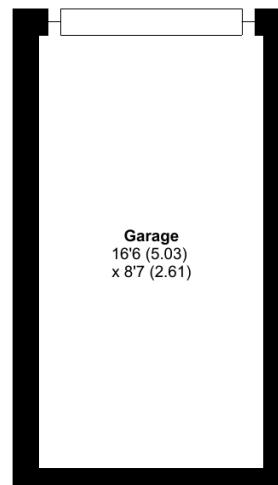
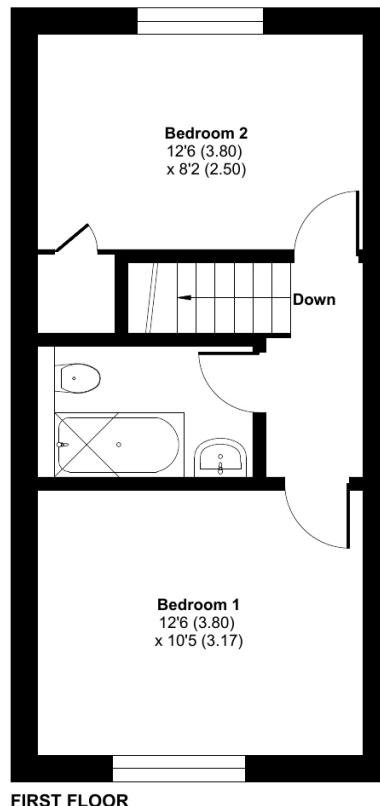
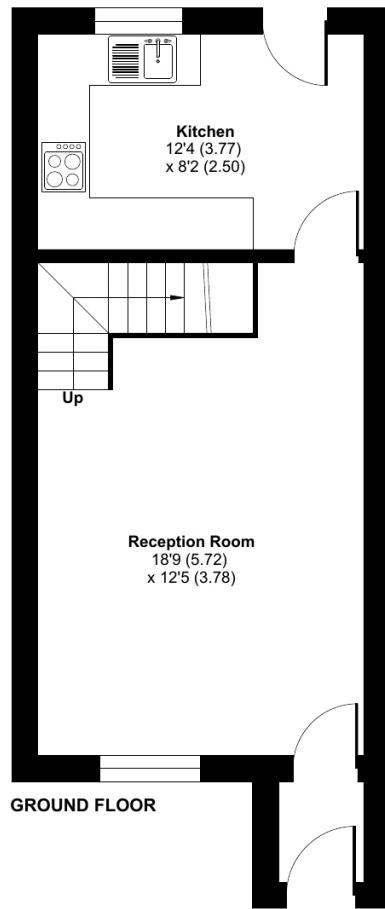
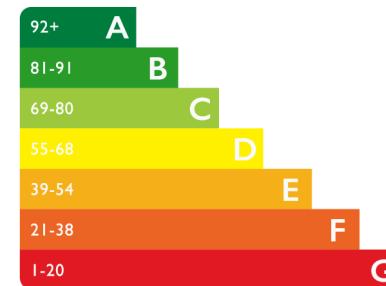
**COUNCIL TAX BAND:** B

## Viewings:

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



## Energy Efficiency Rating

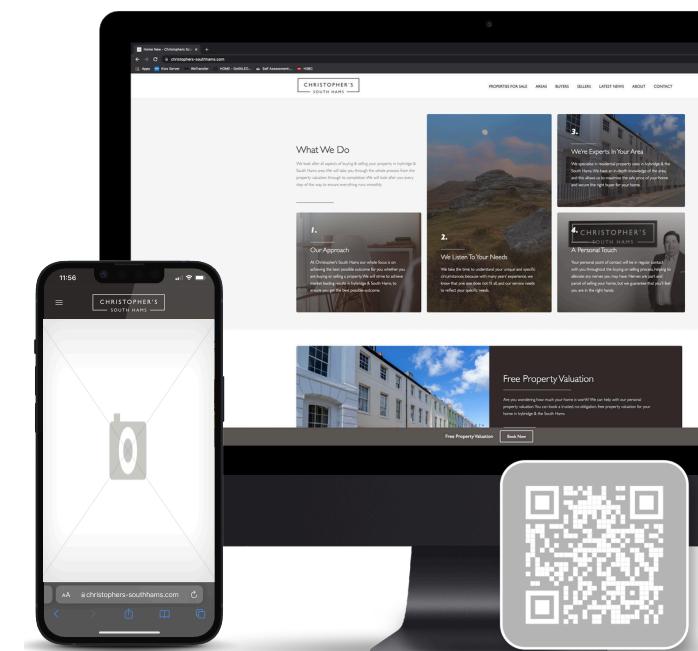


Approximate Area = 697 sq ft / 64.7 sq m

Garage = 141 sq ft / 13 sq m

Total = 838 sq ft / 77.7 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2026. Produced for Christopher's South Hams Ltd. REF: 1400711

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