



Leypark Avenue, Ivybridge, PL21 0GQ

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are proud to market this immaculate, semi-detached home on this popular development but tucked away in its own private enclave of 4 similar properties. With far reaching views, this home cleverly balances a semi-rural feel with its convenient location close to town, as well as an abundance of countryside walks waiting to be discovered from your very own doorstep! Showcasing an utterly pristine interior, this home exudes a luxurious finish.

The entrance hallway leads straight into the sitting room, bathed in natural light from its south-facing aspect. The beautifully appointed kitchen/dining room is at the back of the house overlooking the attractive, rear garden. Double doors onto the patio, extend this superb space, making it ideal to spend time with family and friends or just watching the children play whilst sifting through the morning papers. Upstairs there are 2 double bedrooms and a single, currently used as a home office. The principal bedroom benefits from a super, modern ensuite shower room and an immaculate family bathroom completes the upstairs accommodation. Outside, the house is approached via a short path decorated by a neat, gravelled bed punctuated by mini-topiary for a very contemporary welcome. A pedestrian gate invites you to the private, rear garden which has been beautifully landscaped to provide 3 functional areas; a patio, raised level lawn and further decking – each ideal for alfresco entertaining. Enclosed by high fencing, this is a delightful little oasis of calm.

In essence, this is a fantastic home and viewings are highly recommended.

Key Features

Semi-Detached
Immaculate Interior
Downstairs Cloakroom
3 Bedrooms
Ensuite & Family Bathroom
Garden with Patio & Decking
Parking
Desirable Location

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.

Annual Estate Maintenance Charge: TBC

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.

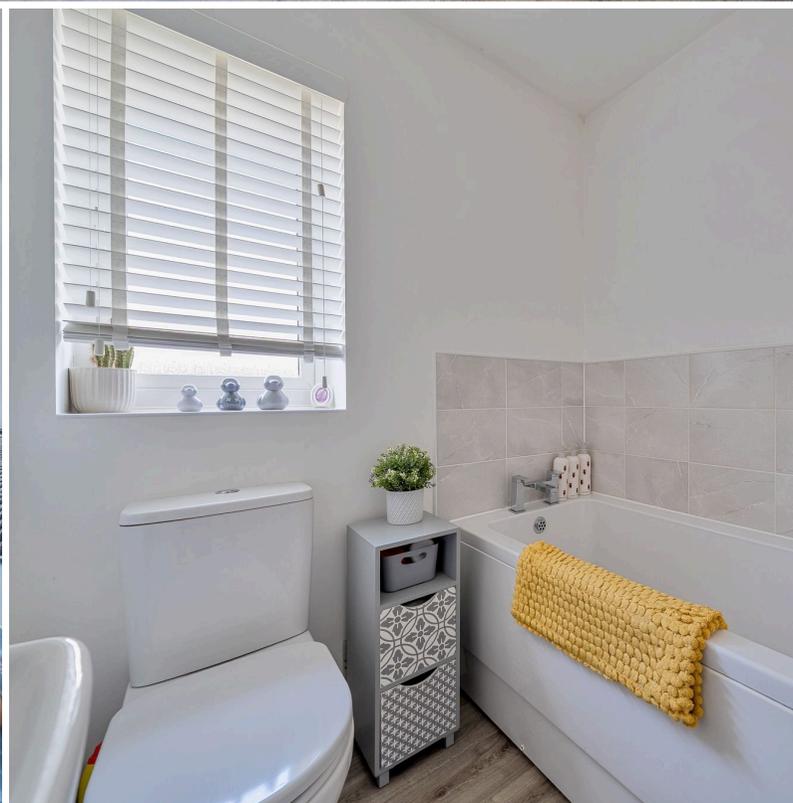
Local Authority:

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

COUNCIL TAX BAND: C

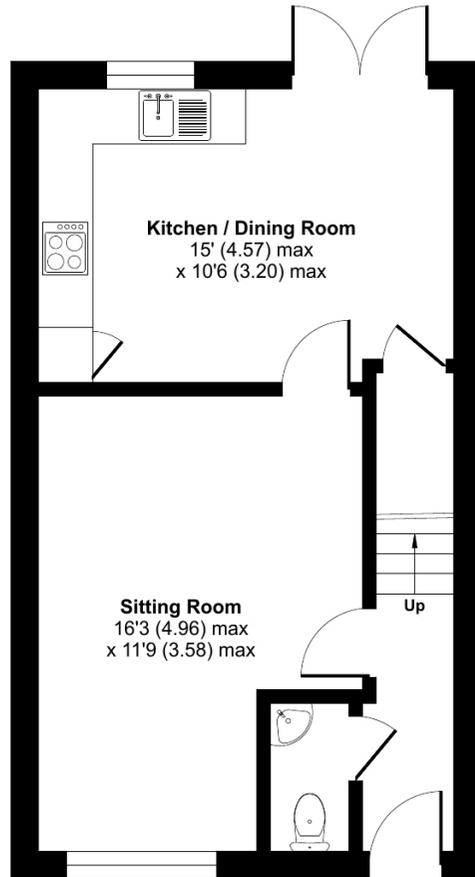
Viewings:

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

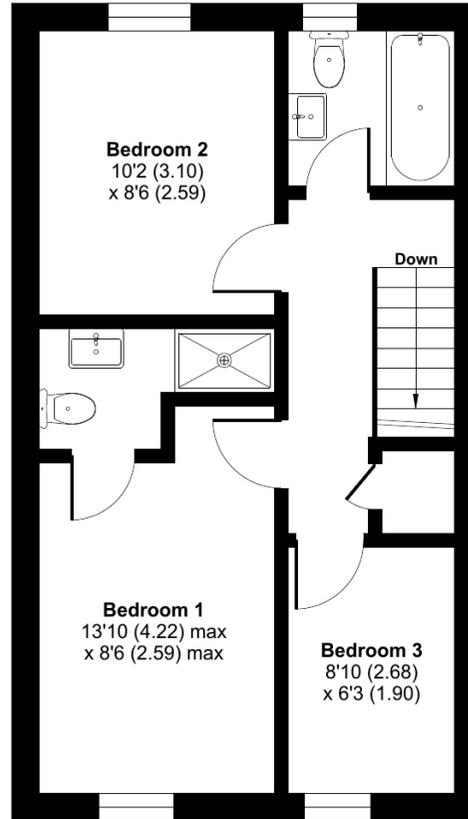


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Approximate Area = 818 sq ft / 75.9 sq m
For identification only - Not to scale

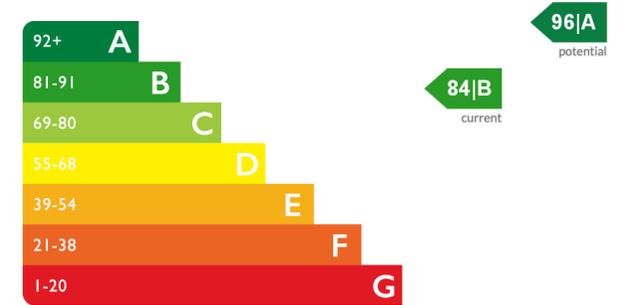


GROUND FLOOR

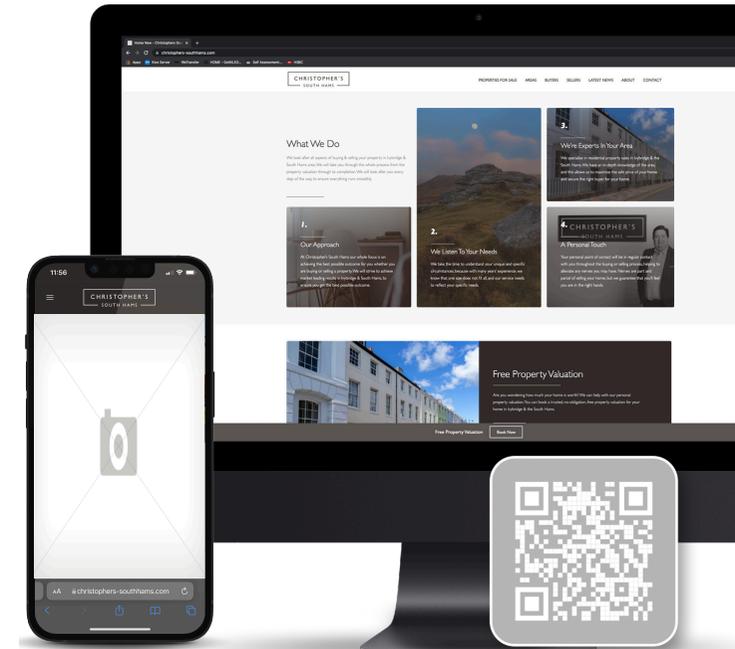


FIRST FLOOR

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Christopher's South Hams Ltd. REF: 1416148



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