



Julian Road, Ivybridge, PL21 9BU

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are pleased to market this beautifully presented semi-detached home on the popular western side of Ivybridge.

Recently redecorated throughout and refurbished to include a new kitchen, oak flooring downstairs and a garden 'make-over', this is a truly superb property. Welcoming you from the entrance vestibule is the impressively large reception room doused in natural light from its dual aspect, south-facing picture window to the front and double doors to the rear. The current owners have cleverly used furniture and a stunning wood burner to define the sitting and dining areas where there is also ample space for a family table outside the newly fitted kitchen. Double doors from the dining area invite you to the garden, extending this sociable space. The kitchen, overlooking the rear garden, offers a range of integrated appliances, plentiful storage and also offers external access.

Upstairs there are two double bedrooms and a generous single with built-in cupboard. A well-appointed, modern family bathroom and further landing storage completes the upstairs accommodation.

Outside, this home is approached by a driveway with space for 2-3 vehicles flanked by a level lawn. At the end of the driveway is open access to the rear garden beside the detached garage that has light and power also connected. The rear garden is primarily laid to patio with a fantastic space for alfresco entertaining. Beyond the patio is a raised lawn bringing the best of both worlds to playing and relaxing with family and friends. This is an immaculate home and viewings are highly recommended.

Key Features

Semi-Detached
Recently Decorated Throughout
Newly Fitted Kitchen
3 Bedrooms
Low Maintenance Garden
Garage & 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



Energy Efficiency Rating



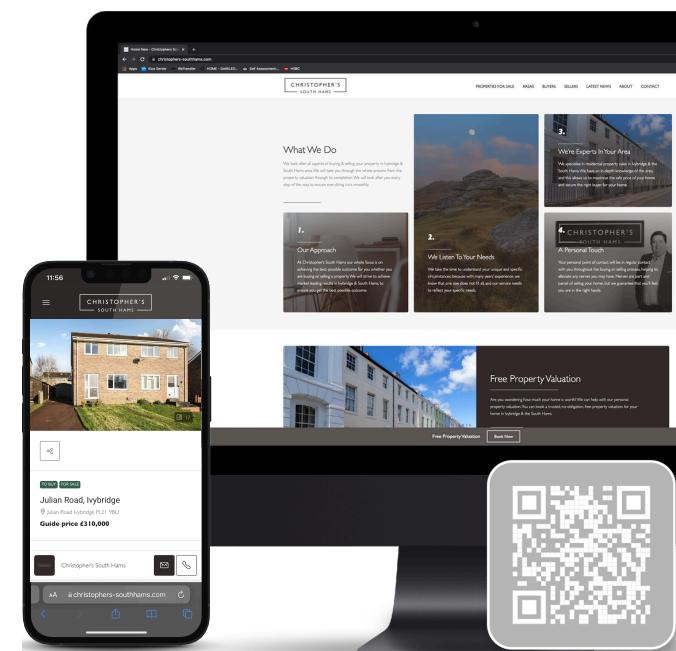
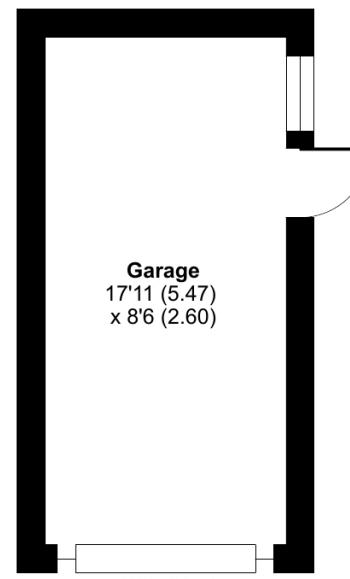
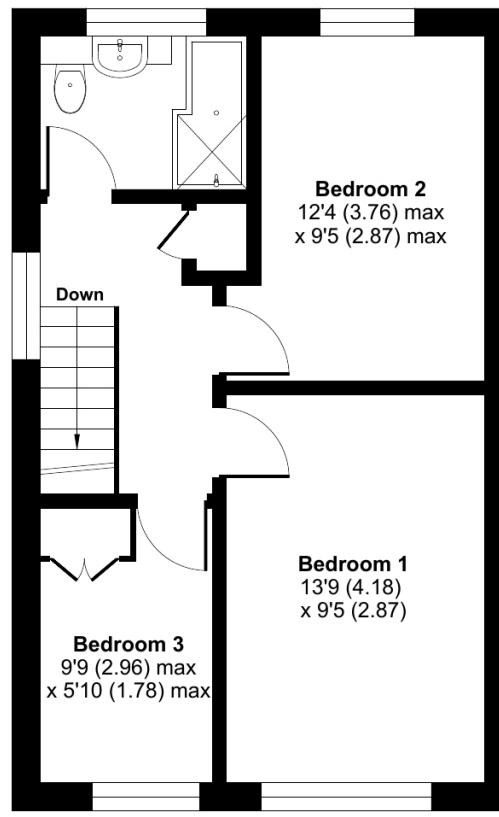
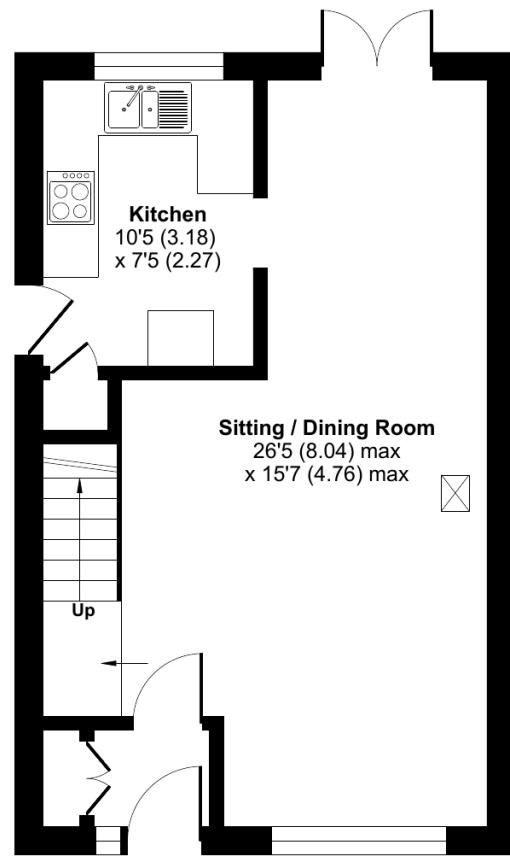
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Approximate Area = 830 sq ft / 77.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



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

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