



## 28 Ivy Close

EXETER, EX2 5LX

A modernised 3 bedroom semi-detached house affording well appointed accommodation throughout. This lovely home is quietly situated at the end of a cul-de-sac within just a few hundred yards of Ludwell Valley Park and Lidl. The property is also within easy reach of popular schools, hospitals, health centre, bus stop and local shops & amenities.

This location will therefore appeal to landlord investors and young families seeking a safe child friendly environment with childrens' play area, leisure centre and open parkland virtually on your door step. Notwithstanding the appeal of the park, this particular property comes with a large well landscaped rear garden attracting plenty of sunshine throughout the day. Furthermore, there is off road parking at the front of the house for two vehicles.

Strong interest anticipated and early viewings recommended.

**Guide Price £259,950**



# 28 Ivy Close

EXETER, EX2 5LX



- NO ONWARD CHAIN
- Stylish Kitchen
- Gas Central Heating
- Off Road Parking for 2 Vehicles
- Entrance Hall
- Shower Room (ground floor)
- uPVC Double Glazing
- Lounge/Diner
- 3 Double Bedrooms
- Large Attractive Rear Garden

## Entrance Hall

## Parking

## Lounge/Diner

## Garden

18'8" x 13'4" (5.71m x 4.07m)

## Kitchen

12'5" x 8'7" (3.80m x 2.62m)

## On the First Floor

## Landing

## Bedroom 1

13'3" x 10'8" (4.05m x 3.26m)

## Bedroom 2

12'4" x 8'8" (3.77m x 2.66m)

## Bedroom 3

10'1" x 7'8" (3.09m x 2.35m)

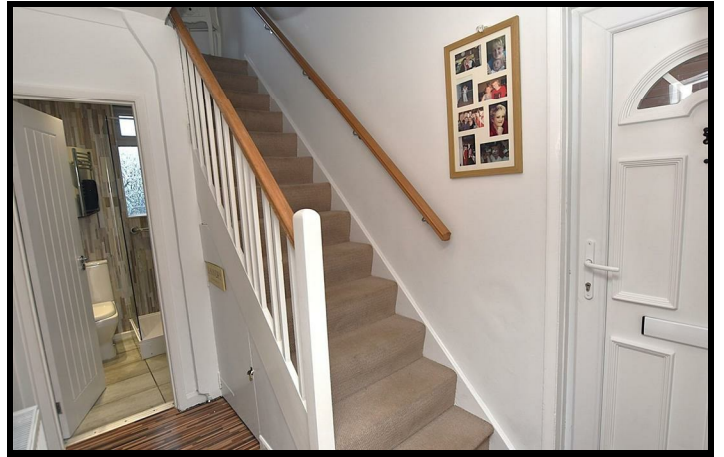
## Shower Room

5'10" x 5'4" (1.78m x 1.64m)

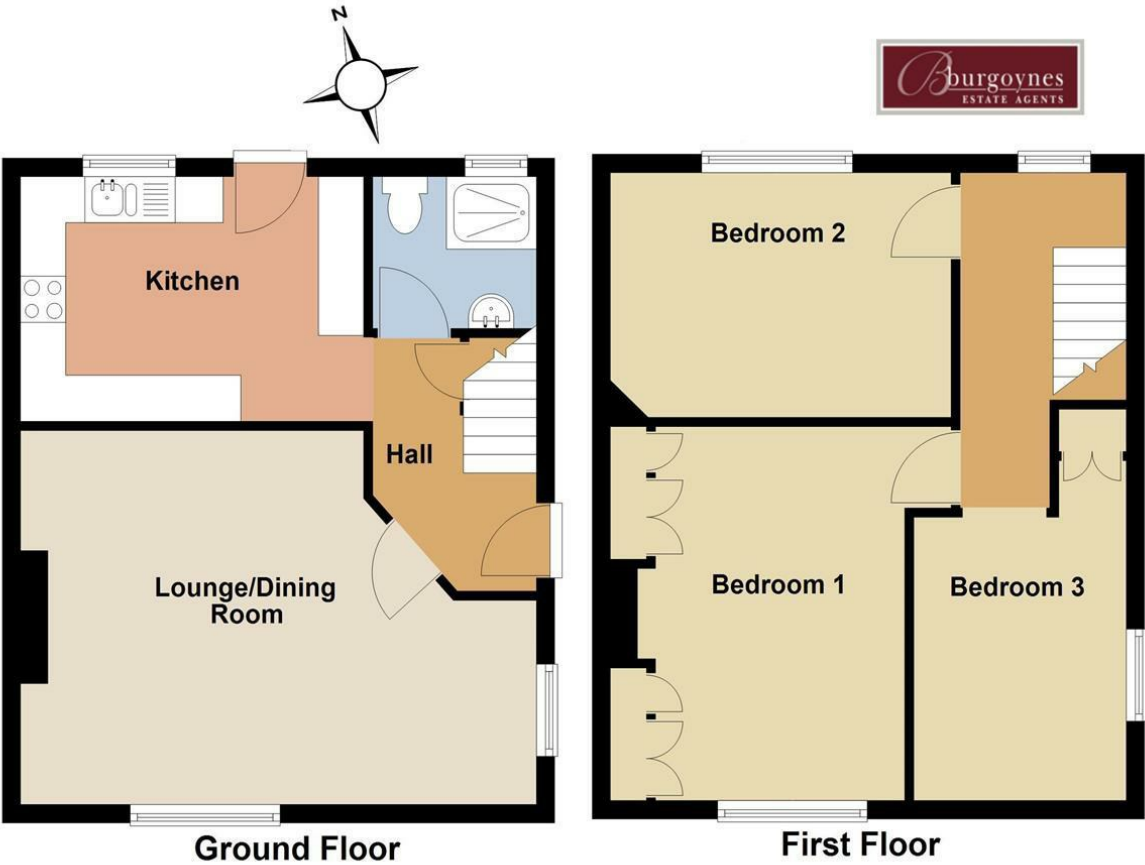


## Directions

Travelling from the city centre proceed through Heavitree and down over East Wonford Hill. Turn right into Rifford Road and continue almost to the end of Rifford Road. Before reaching Lidl's, turn left into Ludwell Valley Lane and take the next turning on your left into Ivy Close. No.28 will be found at the far end of this cul de sac.Council Tax Band: B



Floor Plan



Ground Floor

First Floor

Total area: approx. 77.7 sq. metres (836.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

28 Ivy Close, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

