

Sold

Deer Park, IVYBRIDGE PL21 0HY



Offers in Region of £250,000

3 bedroom End Terraced

- ✓ NO CHAIN
- ✓ Popular Residential Area
- ✓ 3 Bedrooms
- ✓ Garage
- ✓ Double Glazing & Gas Central Heating
- ✓ Conservatory
- ✓ Front and Rear Gardens
- ✓ Close to Local Amenities



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Viewme are extremely excited to bring this 3 bedroom family home in the popular residential area of Ivybridge to the sales market.

The property briefly consists:

Ground Floor

Entrance Hallway, Lounge, Kitchen/Dining Room, Conservatory, Rear Garden

First Floor:

Family Bathroom, Master Bedroom, Bedroom 2 (double), Bedroom 3 (good sized single)

Exterior: Single Garage, Front and Rear Gardens.

Location

Ivybridge - Commonly known as the gateway to South Dartmoor, Ivybridge has a great deal to offer visitors! Superb shopping, close proximity to the A38 meaning easy access to Plymouth and Exeter.

Set on the River Erme. Great place as a base for exploring Dartmoor whilst mixing in some shopping and culture!

Located nearby is a Leisure Centre with indoor swimming pool, gym, squash courts and fitness classes.

The shopping centre which can be accessed via a short walk consists of supermarkets, take-away establishments, cafe's, public houses, independent smaller shops to name a few.

Also nearby is the 'Watermark' with a library, cafe, meeting rooms, a cinema and music venue hall. Endsleigh Garden Centre is located within a short drive - you can spend a whole day here and partake in light refreshments in their cafe.

Ground Floor

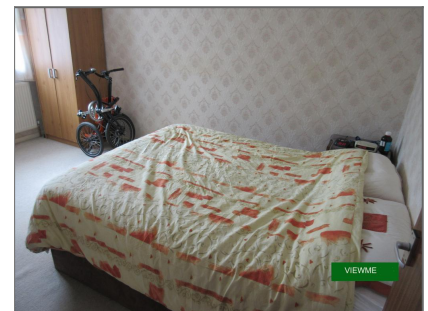
Entrance Hallway - From the front door you enter in the entrance hallway which gives access to stairs and all first floor accommodation and to the right all ground floor accommodation.

Carpet flooring, neutrally decorated.

Lounge - 14' 3" x 12' 5" (4.36m x 3.81m) Good sized lounge area with bay double glazed window to the front of the property.



Lounge



Master Bedroom



2nd Bedroom (Double)



Garage

Kitchen/Dining Room - 15' 7" x 10' 6" (4.75m x 3.22m) From the lounge you enter into the kitchen/dining area. The kitchen has a mix of base and eye level units with work surface.

Larder cupboard, vinyl flooring, stainless steel sink and double glazed window overlooking the rear garden.

The dining area is light and bright, neutrally decorated, carpet flooring, wall mounted radiator.

Conservatory - 12' 0" x 7' 10" (3.67m x 2.4m) A good addition to the property, it could be utilised as a Summer Room, an area to house additional kitchen appliances or hobby room.

Tiled flooring and glazed to take full advantage of the view to the rear garden.

First Floor

Family Bathroom - 5' 6" x 6' 10" (1.69m x 2.1m) The bathroom white suite comprises:

Low level WC, wash hand basin and bath with electric shower over.

Modesty double glazed window to the rear of the property, vinyl flooring and partially tiled.

Master Bedroom - Rear - 14' 0" x 9' 4" (4.27m x 2.87m) Good sized master bedroom to the rear of the property. Double glazed window overlooking the rear garden.

Carpet flooring, neutrally decorated with wall mounted radiator and electrical sockets.

Bedroom 2 - Double - Front - 8' 5" x 11' 1" (2.57m x 3.38m) Another good sized bedroom to the front of the property overlooking the front garden.

Double glazed window to the front aspect, carpet flooring and wallpapered walls. Wall mounted radiator and electrical sockets.

Bedroom 3 - Single - 6' 10" x 8' 2" (2.11m x 2.49m) Bedroom 3 is a single bedroom, currently being utilised as a dressing room.

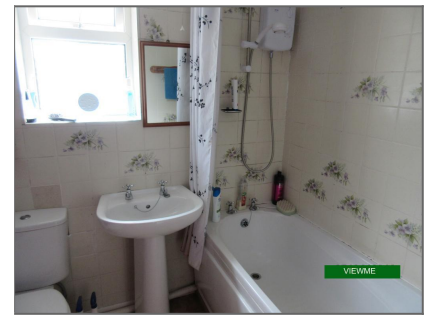
Double glazed window to the front of the property, carpet flooring and wallpapered walls. Wall mounted radiator and electrical sockets.

Exterior

Garage - A single garage can be found to the rear of the property and can be



Rear Garden



Family Bathroom



Bedroom 3 (Single)



Rear Garden



50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

01752 54 77 89
www.viewme.co.uk

accessed via the rear garden.

Single skinned garage with shelving and pitched roof.

Front and Rear Garden Areas - A small garden to the front of the house has mature shrub hedge to separate from neighbour. A tree to the center and some raised beds which contain flowers with a small area of grass. A path leads you to the front door.

The rear garden is a story of two halves, one half is paved with garden shed, the other a lawned area with flower beds either side.

The garage can be accessed from the garden.

Floorplans



This Floorplan is NOT Drawn to Scale

Floorplan (not drawn to Scale)

Energy Efficiency and Environmental Impact

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Additional Information

Council Tax Band: 'C' - £1,906.13 - 2021/22 (data captured from the South Hams Council Web Site)

Waste Collection Days: Recycling every Thursday, Waste every other Thursday

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.