







**DC**  
LANE  
SELL • LET • MANAGE

Blachford Road, Ivybridge, PL21 0AD  
£110,000 Leasehold

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£110,000

# Blachford Road

Ivybridge, PL21 0AD

- Victorian Residence
- One Double Bedroom
- Beautifully Presented
- Communal Gardens
- No Onward Chain
- First Floor Apartment
- Extensive Views
- Electric Heating
- Allocated Parking
- Council Tax Band A

DC Lane are thrilled to present a one bedroom apartment in Nirvana House, a charming Victorian residence located within walking distance to Ivybridge town centre, train station and with excellent links to the A38, Devon's beautiful Dartmoor National Park and South Hams Area of Outstanding Natural Beauty with its rolling hills and sandy beaches.

Accessed via the side entrance this superb apartment is positioned on the first floor. Entry into the generous lounge/diner features a period marble fireplace, deep window sills to sit and enjoy the far reaching views of the South Hams and a useful storage cupboard. The double bedroom also boasting the views opens into a Jack and Jill shower room with shower cubicle, aqua panelling and storage area with plumbing for a washing machine. The inner lobby leads into the cleverly designed kitchen with an abundance of units maximising the space.

Surrounding this impressive residence circa 1890 are lovely mature gardens with far reaching views to Dartmoor, private drive around the property, an allocated parking space and parking for visitors.

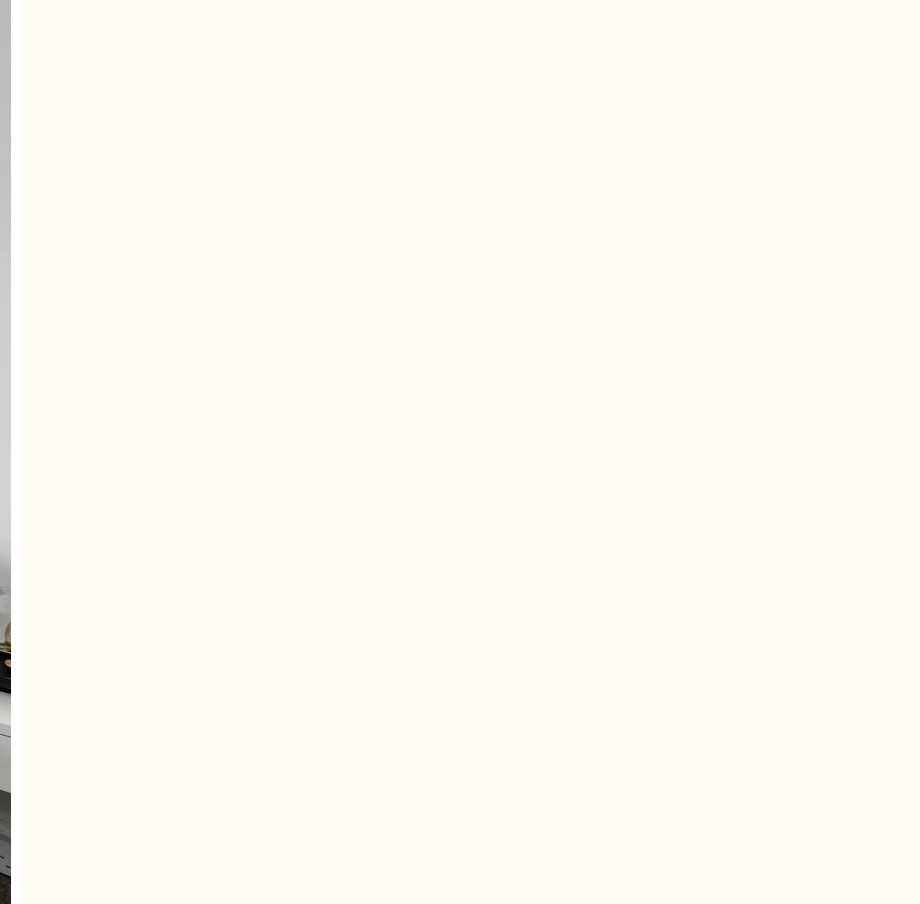
With natural light flooding throughout, this tastefully presented apartment is warmed by electric heating, has double glazed windows, held on a long lease and is being sold with no onward chain. A viewing is highly recommended, an enviable property in an enviable location.



## First Floor

Lounge/Diner	15'9" x 13'6" (4.81 x 4.12)
Kitchen	10'0" x 4'9" (3.07 x 1.45)
Bedroom	9'4" x 11'1" (2.87 x 3.38)
Shower Room	9'4" x 6'8" (2.87 x 2.04)





## Directions

From Marsh Mills roundabout take the 2nd exit onto the A38 slip road to Exeter/Paignton/A385 0.5 mi Merge onto Devon Expy/A38 6.9 mi Take the B3213 exit towards Ivybridge 0.1 mi At the roundabout, take the 2nd exit onto Woodland Terrace 367 ft Continue onto Cleeve Dr 0.2 mi Turn right onto Ivydene Rd 0.3 mi Turn left onto Blachford Rd and the property can be found on the right.

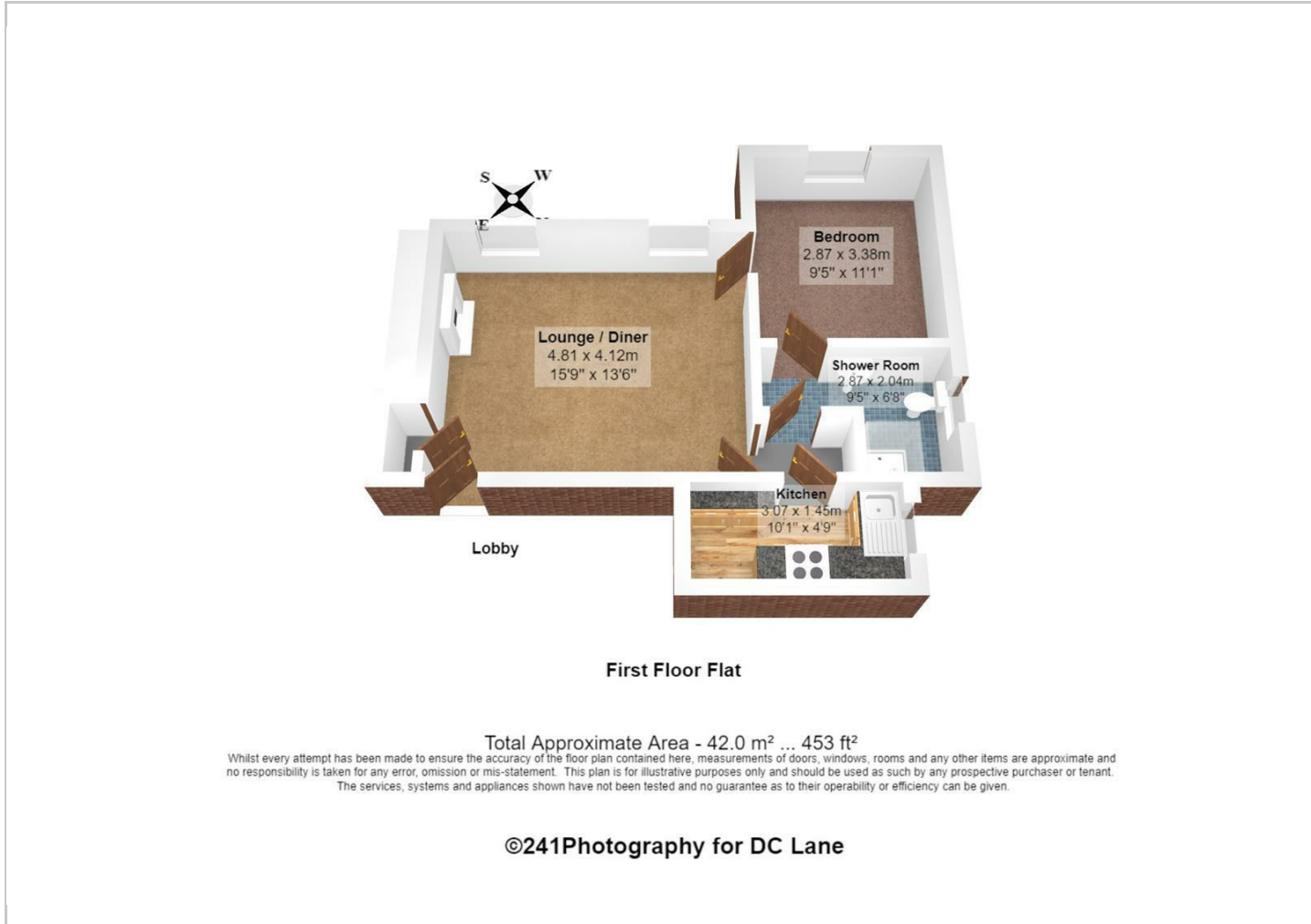
## Scan for Material Information



**Council Tax Band: A**



## Floor Plans

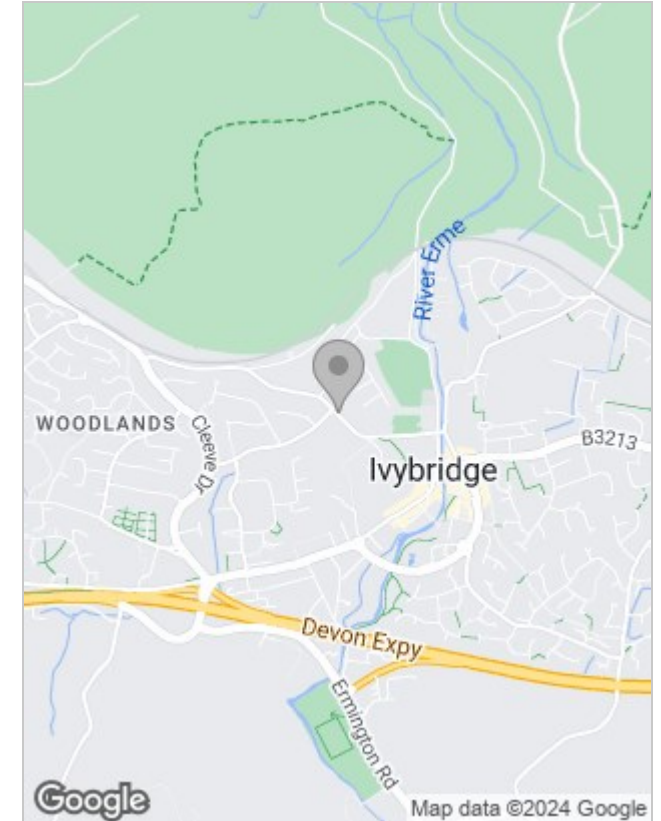


## Viewing

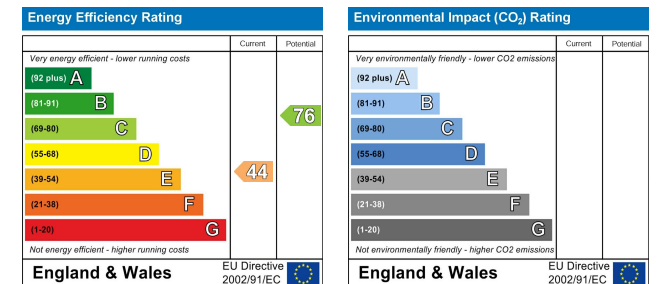
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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