



## 5 Abbot Road

Woodlands, Ivybridge, PL21 9TF

£350,000



Well-presented family home conveniently located within walking distance of Woodlands Primary School, shops and other local amenities in Ivybridge. There is also a play park nearby and easy access to lovely riverside walks. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, dining room, conservatory, kitchen/breakfast room, 3 bedrooms and bathroom. Externally, to the front there is parking for 3 cars on the driveway, and a tiered garden to the rear.



## ABBOT ROAD, IVYBRIDGE, PL21 9TF

### ACCOMMODATION

uPVC double-glazed front door with decorative obscured glass panels inset opening into the entrance hall.

### ENTRANCE HALL 8'8" x 2'11" (2.66 x 0.90)

Wooden doors leading to the downstairs cloakroom/wc and the lounge. Stairs leading to the first floor. Decorative wooden panelling to the walls. Tiled floor.

### DOWNSTAIRS CLOAKROOM/WC 4'11" x 2'10" (1.51 x 0.88)

Fitted with a close-coupled wc and a wall-hung sink with a mixer tap. uPVC double-glazed window with an obscured glass inset to the front elevation.

### LOUNGE 15'0" max into stairs/11'7" min x 14'3" min/16'5" (4.58 max into stairs/3.55 min x 4.35 min/5.02 max)

Feature gas fireplace with a marble surround and hearth. Archway leading into the dining room. uPVC double-glazed window inset into a square bay to the front elevation.

### DINING ROOM 9'0" x 7'8" (2.75 x 2.36)

Archway leading into the kitchen/breakfast room. uPVC double-glazed French doors leading into the conservatory.

### KITCHEN/BREAKFAST ROOM 15'0" x 9'8" kitchen area, 16'6" x 7'3" breakfast (4.59 x 2.96 kitchen area, 5.05 x 2.21 breakfast ar)

An 'L-shaped' room fitted with a selection of matching base and wall-mounted units with square-edge granite work-top. Inset ceramic Belfast sink with a mixer tap. Integrated washer/dryer, fridge, freezer, wine fridge and slimline dishwasher. Range cooker. Wall-mounted extractor hood. Tiled floor. uPVC double-glazed door with a glass panel inset leading to the rear garden. uPVC double-glazed windows to the front and rear elevations.

### CONSERVATORY 8'6" x 9'5" (2.60 x 2.89)

A brick based conservatory with uPVC double-glazed windows to the rear and side elevations. uPVC double-glazed French doors leading out to the rear garden.

### FIRST FLOOR LANDING 9'3" x 4'10" max/2'9" min (2.84 x 1.49 max/0.84 min)

Doors providing access to the first floor accommodation. Airing cupboard. Loft hatch providing access to the loft space. Solar tunnel.

### BEDROOM ONE 12'10" max x 9'5" max (3.92 max x 2.88 max)

Built-in wardrobes. Storage cupboard. 2 uPVC double-glazed grid windows to the front elevation.

### BEDROOM TWO 9'8" x 8'10" (2.96 x 2.70)

Fitted wardrobes and up-&-around wall-mounted storage units. uPVC double-glazed grid window to the rear elevation.

### BEDROOM THREE 9'8" x 5'11" (2.96 x 1.81)

uPVC double-glazed grid window to the rear elevation.

### BATHROOM 5'10" x 5'7" (1.79 x 1.71)

Comprising a panel bath with a mains shower over and a glass shower screen, vanity hand basin with a mixer tap and storage below and a matching back-to-wall wc. Chrome towel rail/radiator. Solar tunnel in the ceiling.

### OUTSIDE

The property is approached via a brick-paved driveway to the front providing space for 3 vehicles. The rear garden is fully enclosed and bordered by feather board fencing. There is an area laid to paved patio with space for garden furniture adjacent to the rear of the property. The garden is tiered with the first tier laid to pebble stones and flower beds and the second tier is laid to lawn.

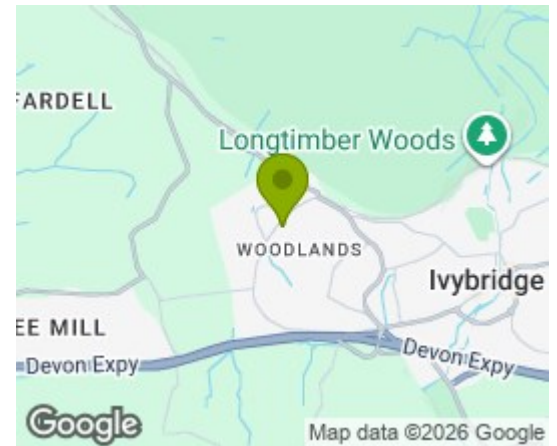
### COUNCIL TAX

South Hams District Council  
Council tax band D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

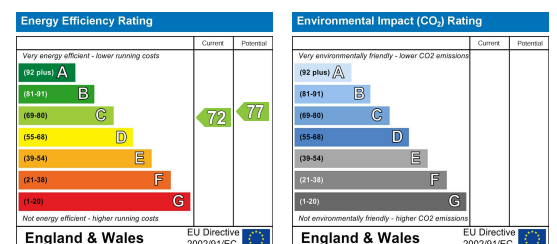
## Area Map



## Floor Plans



## Energy Efficiency Graph



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