



## 13 Bridge Park

, Ivybridge, PL21 0AT

£250,000



Semi-detached property, located within the South Hams area in a central part of Ivybridge & occupying a quiet corner plot. The accommodation briefly comprises an entrance porch & hall, lounge, kitchen/diner & ground floor shower room with 3 first floor bedrooms. To the front a driveway provides ample off-road parking & leads to the garage & there are gardens that wrap around the house. The property is in need of modernisation & is being offered with no onward chain.



## BRIDGE PARK, IVYBRIDGE, PL21 0AT

### ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

### ENTRANCE PORCH 9'11" x 3'7" max (3.04 x 1.11 max)

uPVC double-glazed windows to the front and side elevations. Wooden door opening into the entrance hall.

### ENTRANCE HALL 11'3" x 5'8" max (3.43 x 1.74 max)

Doors providing access to the lounge, kitchen/diner and shower room. Stairs ascending to the first floor landing with storage cupboard beneath.

### LOUNGE 14'9" x 10'11" max (4.50 x 3.34 max)

Gas fireplace set upon a stone hearth with stone surround and wooden mantel. Dual aspect with uPVC double-glazed windows to the front and rear elevations.

### KITCHEN/DINER 13'2" x 8'2" max (4.03 x 2.50 max)

Wooden base units with a wooden worktop and laminate overlay. One-&-a-half composite sink unit with mixer tap. Spaces for a tumble dryer, cooker and washing machine. Wall-mounted boiler. Storage cupboard with saloon doors and space for a fridge/freezer. Obscured uPVC double-glazed door to the side, providing access to the driveway. uPVC double-glazed window to the rear elevation.

### FIRST FLOOR LANDING 5'9" x 5'1" max (1.77 x 1.56 max)

Doors providing access to the first floor accommodation. Storage cupboard. uPVC double-glazed window to the front elevation.

### BEDROOM ONE 15'4" x 10'11" max (4.68 x 3.33 max)

Dual aspect with uPVC double-glazed windows to the front and rear elevations.

### BEDROOM TWO 11'10" x 8'8" max (3.61 x 2.66 max)

Built-in storage cupboard housing the hot water tank. Up-&-over loft access hatch. uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 11'8" x 9'9" max (3.57 x 2.99 max)

uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a long driveway providing off-road parking for several vehicles. To the right-hand side of the front there is an area laid to stone chippings. To the rear there is an very extensive garden which is mainly laid to lawn, including a patio seating area and various plants, bushes and shrubs, enclosed by a natural laurel border and a stone Devon hedge.

### GARAGE

Located to the rear with an up-&-over door.

### COUNCIL TAX SHDC

South Hams District Council

Council Tax Band: B

### SERVICES

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

### WHAT3WORDS

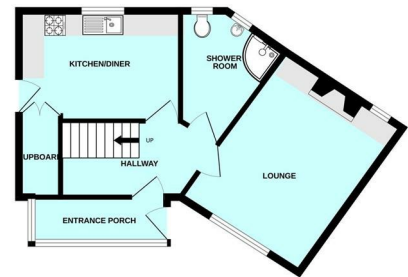
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## Area Map

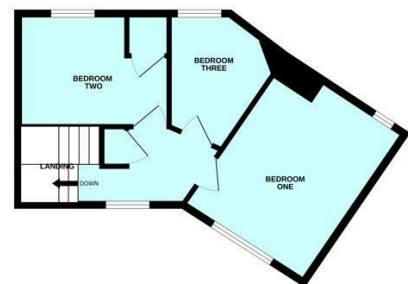


## Floor Plans

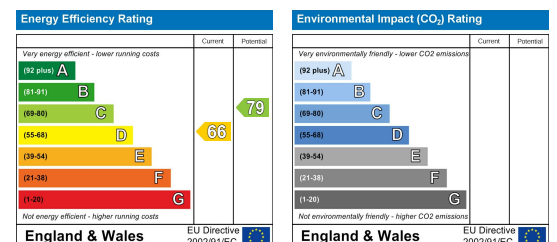
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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