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21 New Park Road, Lee Mill Bridge, Ivybridge, Devon PL21 9EB

\*GUIDE PRICE £110,000+



A two bedroom character cottage with a good sized garden, suitable for owner occupation or as a letting investment opportunity.

#### LOCATION

Ivybridge is a small town and civil parish in the South Hams, in Devon, England. It lies circa 9 miles east of Plymouth. It is at the southern extremity of Dartmoor, a National Park of England and Wales. Lee Mill is situated just off the A38, giving great access routes into Plymouth itself and further afield towards Exeter.

#### DESCRIPTION

A two bedroom character cottage with a traditional country style kitchen, living room with exposed stonework, a downstairs cloakroom, with two bedrooms and a shower room to the first floor. To the rear of the property a porch gives access to a generous sized rear garden. The property is likely to be of interest to owner occupiers and letting investors.

#### ACCOMMODATION

**Ground Floor** Entrance porch, lounge, kitchen and cloakroom.

**First Floor** Two bedrooms and a shower room.

**Outside** At the rear is a good sized garden with a lawned area and flagstone patio running to one side.



#### EPC

Energy Efficiency Rating – D

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.

