



**Exeter Road**  
**Ivybridge, Devon, PL21 0FN**  
Offers in the region of £140,000





### Description

Offered to the market with no onward chain, this well-presented two-bedroom top-floor apartment enjoys attractive river views from the front and occupies a convenient position at the top of Ivybridge Village shopping centre, providing easy access to a range of local shops, amenities and excellent bus routes.

The light and spacious accommodation is centred around an open-plan lounge, kitchen and dining area, creating a sociable and versatile living space ideal for modern lifestyles. There are two well-proportioned bedrooms and a family bathroom, while the property further benefits from lift access to the top floor, making it easily accessible.

Outside, the apartment comes with the added advantage of one allocated parking space. Combining low-maintenance living with a central location and pleasant outlook, this property would make an ideal first-time purchase, investment opportunity or lock-up-and-leave home.

### Location

Ivybridge is a charming market town in South Devon, often called the "Gateway to Dartmoor." Nestled by the River Erme and set against rolling countryside, it combines natural beauty with a well-served community. Just off the A38 Devon Expressway, giving good road links to Plymouth (about 20 minutes) and Exeter, making commuting or travelling reasonably easy. Ivybridge has its own train station on the Exeter-Plymouth line.

Regular bus services and proximity to regional centres make it well connected for both work and leisure. Families are particularly well served by a strong choice of schools.





### Directions

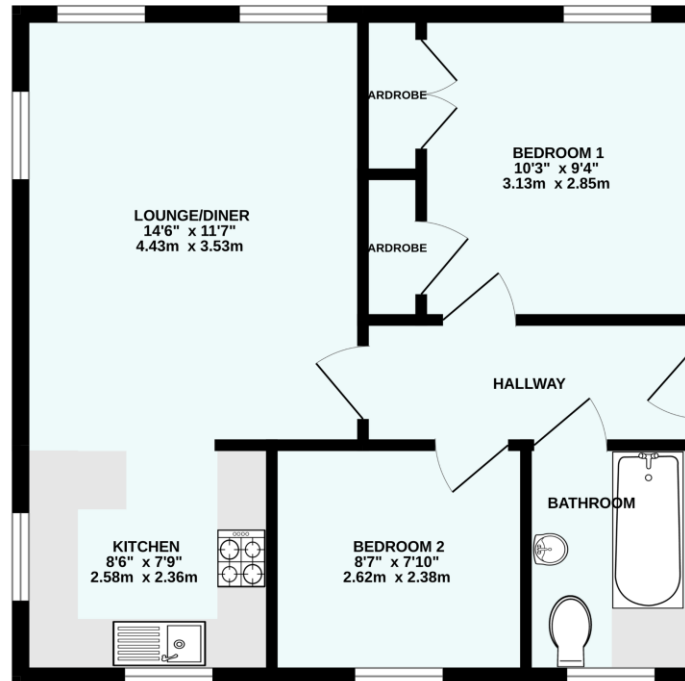
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### Material Information

- EPC Rating: C
- Tenure: Leasehold
- Council Tax: Band A
- Local Authority: South Hams District Council
- Utilities:
- Main source of heating: Electric
- Mains water: Yes
- Mains sewerage Yes
- Parking: Allocated
- Mining search may be potentially required



GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



**Property Fact Sheet Ref:**

PMT260112.1 (01/07/2026-KR)

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