



Luscombe Maye
Estate Agents



Holly Berry Road

Lee Mill,
PL21 9FG

Price £154,950

This beautiful Top floor apartment with lovely countryside views located in Lee Mill, would make a perfect first home or buy to let.

With its high ceilings and lovely sash windows the apartment comprises two double bedrooms with the master bedroom having an En-suite, bathroom, living/dining room, kitchen and garage.

- Fantastic Views
- Master bedroom with En-suite
- Garage
- Beautifully presented

Full Description

SITUATION

Lee Mill is a popular village and is situated just off the A38 Expressway, the Village is well placed for quick access to Plymouth and Exeter.

Its neighbouring Town is Ivybridge, Ivybridge is a vibrant, friendly community in the beautiful South Hams, nestling on the southern edge of Dartmoor. In the town centre there can be found a comprehensive range of shops and other businesses. The newly developed Watermark Centre is a flagship cultural and business centre in the heart of Ivybridge. It is home to a cinema and theatre space, conference and banqueting facilities with bar, new state-of-the-art library, IT suite, community information resources, coffee shop plus business units for rent and an on-site business support service. The town has several primary schools and a very well respected Community College. Within the town are numerous clubs and societies catering for a wide variety of interests and opportunities to participate in many sports including football, rugby, cricket and tennis. The South Devon Leisure Centre provides indoor and outdoor swimming pools, squash courts and gymnasium. The town lies alongside the A38 Devon Expressway which provides quick access to Plymouth less than 10 miles away and to Exeter and the M5 about 30 miles distant.

DESCRIPTION

21 Holly Berry is a beautiful top floor apartment, the apartment was built in 2012 and is a credit to its current owners, this light airy property has amazing high ceilings and fantastic countryside views. You enter into an entrance hall, allowing access to the family bathroom, two double bedrooms with the master bedroom having an En-suite.

The open plan main living space allows lots of light where you can sit and enjoy the views, there is a modern fitted kitchen. The apartment also benefits from a garage.

ACCOMMODATION

The accommodation is as follows:- (Please note that all dimensions are approximate. Metric measurements are conversions from imperial figures which have been rounded to the nearest three inches).

ENTRANCE

Via intercom system, main door leading into communal hall with stairs to second floor:

ENTRANCE HALL

Ceiling light, loft access, large cupboard, doors of to:

BATHROOM

8' 7" x 5' 8" (2.63m x 1.73m) Ceiling light, radiator, extractor fan, bath with shower over, pedestal wash hand basin, low level flush WC.

BEDROOM 2

9' 8" x 8' 11" (2.96m x 2.72m) Window to front aspect, ceiling light, radiator.

BEDROOM 1

15' 1" x 12' 5" (4.62m x 3.79m) Window to rear aspect, ceiling light, radiator.

ENSUITE

7' 6" x 3' 10" (2.29m x 1.18m) Double shower cubicle, pedestal wash hand basin, low level flush WC, ceiling light, extractor fan, radiator.

LIVING/DINING ROOM

17' 3" x 11' 9" (5.27m x 3.60m) Windows to front and rear aspects with lovely views, ceiling lights, radiators.

KITCHEN

12' 2" x 7' 10" (3.73m x 2.39m) Window to front aspect, spot lights, range of floor and wall units, stainless steel sink and drainer, boiler housed in cupboard, built in cooker with gas hob, space for washing machine and fridge freezer.

GARAGE

With up and over door.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

The ground rent is around £40.00 per calendar month which also includes building insurance.

COUNCIL TAX

The property is in Band B. The amount payable 2016/17 is £1,268.

LOCAL AUTHORITY

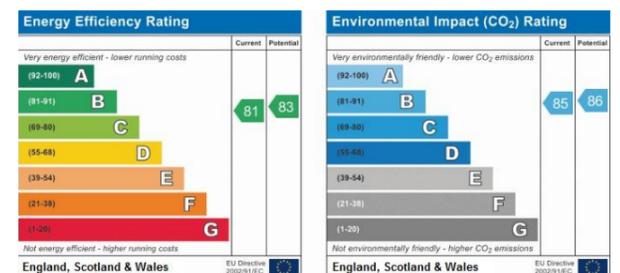
The administrative local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE Tel 01803 861234.

VIEWING

Strictly by appointment through Luscombe Maye South Brent Office. Opening hours Monday - Friday 9.00am - 5.30pm, Saturday 9.00am - 1pm. Bespoke appointments outside normal working hours can be arranged with adequate notice.

FIXTURE AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc, are specifically excluded but may be available by negotiation. Items being left such as ovens, hobs, shower systems, central heating etc, have not been and will not be tested by the agents or vendors.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

