



5 Gransmore Walk

Ermington, Ivybridge, Devon, PL21 9FR

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





DESCRIPTION

A bright and spacious family home located in a popular residential development within the delightful village of Ermington. This contemporary detached property has stylish interiors arranged with 4 bedrooms, sitting room, office, kitchen/dining room, master ensuite and a family bathroom. The rear garden offers two distinct areas: a wonderful terrace, perfect for alfresco dining and a lawned garden. Via a private footpath is a single garage.

ACCOMMODATION

A private footpath from the main road leads to the entrance of the property. Upon entering, a generous entrance hall provides stairs to the first floor, store cupboard and a guest cloakroom. To the right is the extremely important home office, front aspect, ideal for families or those working from home. To the left of the hall is the inviting sitting room with a front aspect window. To the rear of the ground floor is the kitchen/dining room, with views over the terrace and hillside beyond, and 2 sets of patio doors leading out. The modern kitchen has an array of matching base and wall units, breakfast bar, an electric oven, gas hob and space for a dishwasher and fridge-freezer. The kitchen is open to a small utility area and side door leading out.

The first-floor landing has an airing cupboard. Bedroom 1 has a dual aspect with fitted wardrobes and an ensuite shower room. Bedroom 2 has a front aspect with fitted wardrobes. Bedrooms 3 and 4 have rear aspect windows with garden and hillside views. The family bathroom provides a bath, wc and basin.

OUTSIDE

To the front of the property is a small garden with shrubs, an elevated lawn area, and an area of paving which provides access along the side of the property via timber gates. To the rear is a fabulous terrace, perfect for alfresco dining, spanning the width of the home. Steps lead down to a lawned garden with perimeter fencing. A private gate leads through to a privately owned rear passage then steps leading down to the single garage.

LOCATION

Ermington Village and Parish is nestled in the heart of the beautiful South Hams in Devon, sandwiched between the nearby towns of Ivybridge and Modbury, and other villages such as Ugborough and Westlake. Famous for its crooked spire, St Peter and St Paul Church is centrally located within the village and is where the local public house derives its name. The First and Last bistro offers locally made food and is known for the good atmosphere it provides. Ermington also boasts having its own primary school, with an extremely good reputation.

KEY FEATURES

- Sought after village location
- Detached 4 bedroom family home
- Stylish and contemporary interiors
- Lawned garden and a superb terrace
- Single garage

BEDS 4 | BATHS 2 | RECEPTS 2 | EPC B | COUNCIL TAX BAND E | TENURE FREEHOLD

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Approximate Area = 1387 sq ft / 128.8 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1577 sq ft / 146.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



DIRECTIONS

From our Modbury office, take the A379 towards Plymouth; after approximately 2 miles turn right onto the A3121 following signs for Ermington and Ugborough. After approximately half a mile take the first turning left into Ermington village. Follow the road through the centre of the village towards Ivybridge and Gransmore Walk will be found on the right-hand side just as you enter Pinwill Crescent.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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