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# Crescent Road, Ivybridge, PL21 0BP

Offers Over £500,000

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- 4 Bedroom Detached House
- Elevated Mature Southerly Facing Gardens
- Views To Western Beacon
- Double Garage And Garden/ Games Room
- En Suite Shower Room
- Dressing Room
- Feature Balcony
- Upvc Double Glazing
- Gas Central Heating
- Popular Location Close to Local Amenities







A unique 4 bedroom detached house, architect designed and built in 1977, located on a delightful elevated southerly facing plot overlooking Ivybridge and the Erme Valley with views towards Western Beacon. The house offers reverse level accommodation with an entrance hall and cloakroom at entry level and living room with feature veranda and open fire, dining room, kitchen and utility room on the first floor. At garden level are the 4 bedrooms, en suite, family bathroom and cellar. The house is mainly Upvc double glazed and gas centrally heated. There are good sized mature gently sloping gardens. There is a double garage with garden/games room beneath. EPC D 67. No onward chain.



92523, 4:16 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Most recent Current valid Type of EPC	<b>D</b>	Valid until 11 September 2032
Certificate number 1006-1060-4348-1484-1200		

Property type  
Detached house

Total floor area  
144 square metres

Rules on letting this property  
Properties can be let if they have an energy rating from A to E.  
You can read [more about letting and energy ratings](#).

Energy rating and score  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 81 B
69-80	C		
55-68	D	← 67 D	
39-54	E		
21-38	F		
1-20	G		

The goal is to raise this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property  
Features get a rating from very good to very poor based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used to feature the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average

<https://find-energy-certificates.service.gov.uk/energy-certificates/1006-1060-4348-1484-1200> 1/5

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