



**8 Shortlands
Way,
Ivybridge,
Devon, PL21
0GL**

Guide Price
£475,000

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MILLINGTON TUNNICLIFF

8 Shortlands Way, Ivybridge, Devon, PL21 0GL



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EPC

84



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

Entrance door, stairs to first floor, built in cupboard.

STUDY

7' 6" x 7' 0" (2.29m x 2.15m)

Upvc double glazed window to front, radiator.

CLOAKROOM

Low level WC, wash basin, extractor.

LIVING ROOM

16' 7" x 10' 11" (5.07m x 3.34m)

Feature fireplace with cupboards to side of fire breast, radiator.

KITCHEN/DINER

26' 7" x 10' 3" (8.12m x 3.14m)

Upvc double glazed windows to rear and French doors to garden, modern range of base units, wall cupboards and work surfaces, single drainer one and a half bowl sink unit, built in oven, hob and extractor, fridge and dish washer.

UTILITY ROOM

Plumbing for washing machine, gas central heating boiler.

FIRST FLOOR

LANDING

radiator, airing cupboard housing hot water cylinder.

BEDROOM 1

11' 8" x 12' 8" (3.58m x 3.88m)

Double aspect with Upvc double glazed

windows to front and side, radiator.

EN SUITE SHOWER/WC

Shower cubicle with glazed entry screen, wash basin and low level WC.

BEDROOM 2

11' 2" x 14' 2" (3.42m x 4.34m)

Upvc double glazed window to front, built in bulkhead store cupboard.

BEDROOM 3

11' 1" x 9' 3" (3.40m x 2.82m)

Upvc double glazed window to rear, radiator.

BEDROOM 4

9' 8" x 10' 3" (2.96m x 3.14m)

Upvc double glazed window to rear, radiator.

BATHROOM/WC

Upvc double glazed window to rear, bath served by shower unit over, low level WC and wash basin.

EXTERIOR

The house has a driveway at side leading to the garage, with additional tarmac area alongside allowing for further parking with EV point. At rear there is an enclosed southerly facing garden mainly laid to lawn.

GARAGE

16' 11" x 9' 2" (5.18m x 2.80m)

Up and over door, loft storage.

TENURE

Freehold.

COUNCIL TAX

Band E.

SERVICE CHARGE

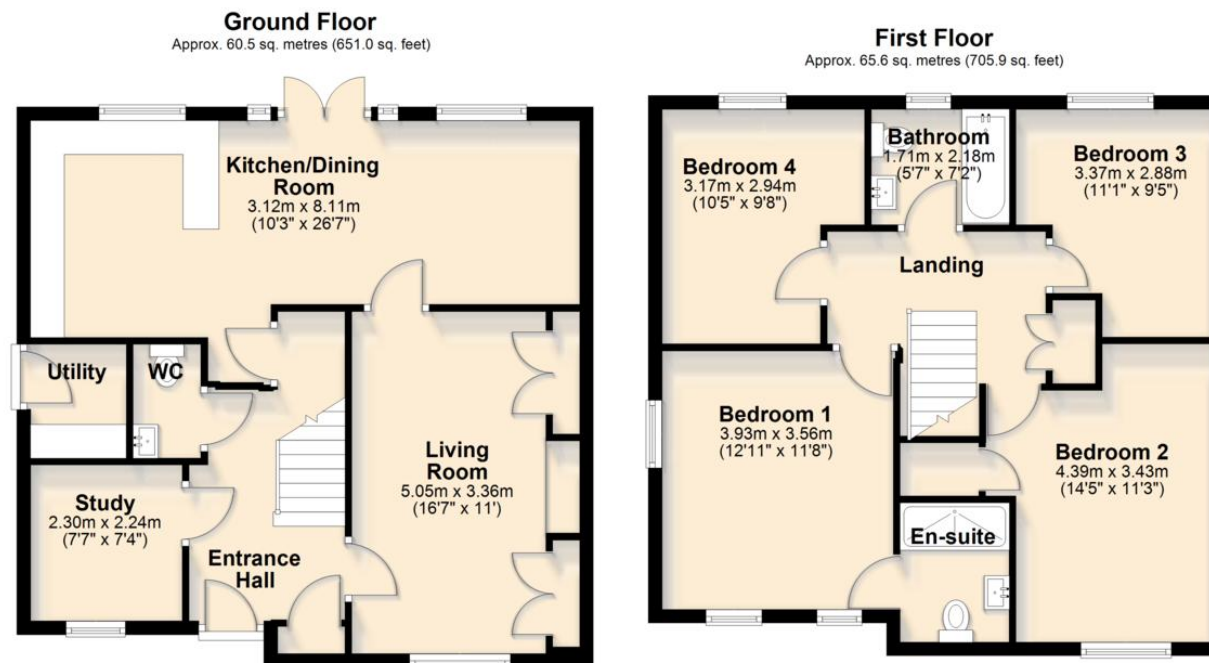
There is an annual service charge for the estate



upkeep in the order of £350.00 pa.



FLOORPLAN



Total area: approx. 126.1 sq. metres (1356.9 sq. feet)

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DIRECTIONS

CONTACT

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