



MILLINGTON TUNNICLIFF

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£289,950

3 BEDROOM DETACHED HOUSE

UPVC CONSERVATORY

LEVEL REAR GARDEN

UPVC DOUBLE GLAZING

Mead Close
Ivybridge, PL21 9RW

EN SUITE SHOWER

CLOAKROOM

Mead Close

A modern 3 bedroom detached house set within this popular private cul de sac on the western side of Ivybridge. The property has an entrance hall, cloakroom, living room, kitchen/diner and conservatory on the ground floor, together with the 3 bedrooms, family bathroom an en suite shower room on the upper floor. There is a super enclosed rear garden, garage and drive, Upvc double glazing and gas central heating. EPC D 57.

19 Fore Street, Ivybridge, Devon, PL21 9AB

T: 01752 896020

E: info@millingtontunncliff.co.uk

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Please note that Millington Tunncliff do not accept referral fees from any solicitors, financial advisors or removal companies, any advice or recommendations that we give are given in good faith.

FIRST FLOOR

LANDING Upvc double glazed window to half landing, built in cupboard.

BEDROOM 1 13'8" x 9'8" (4.19m x 2.95m) Upvc double glazed window to front, radiator, built in wardrobe, door to:

EN SUITE SHOWER 5'6" x 5'6" (1.69m x 1.68m) With shower, low level WC and wash basin, Upvc double glazed window to side.

BEDROOM 2 9'3" x 8'6" (2.83m x 2.61m) Upvc double glazed window to rear, radiator.

BEDROOM 3 10'10" x 6'0" (3.32m x 1.83m) Upvc double glazed window to rear, radiator.

BATHROOM 5'5" x 5'5" (1.67m x 1.67m) Upvc double glazed window to side, bath, wash basin and low level WC, radiator.

EXTERIOR The property has a small front garden and double width driveway at side allowing off road parking and leading to the garage. At rear there is a super level enclosed garden mainly laid to lawn.

GARAGE 14'4" x 7'8" (4.37m x 2.36m) Up and over door, door to hall.

GROUND FLOOR

ENTRANCE HALL Upvc entrance door, door to garage.

CLOAKROOM Upvc double glazed window to front, low level WC and wash basin.

LIVINGROOM 15'6" x 11'5" (4.74m x 3.50m) Upvc double glazed window to front, radiator communicating doors to:

DINING AREA 9'11" x 9'3" (3.03m x 2.84m) Open plan to the kitchen area with patio doors to the conservatory.

KITCHEN AREA 13'11" x 9'3" (4.25m x 2.84m) open plan to the dining area with Upvc double glazed window to rear and door to garden, modern range of base units, wall cupboards and work surfaces, single drainer sink unit with mixer tap, electric oven, gas hob with extractor over, gas central heating boiler.

CONSERVATORY 9'9" x 9'6" (2.99m x 2.90m) Triple aspect with Upvc double glazed windows to side and rear, door to garden.



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".