



MILLINGTON TUNNICLIFF

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£259,950

Venton, Plymouth, PL7 5DR

2 DOUBLE BEDROOM COTTAGE
SUPER COTTAGE GARDEN
OFF ROAD PARKING

WEALTH OF CHARACTER
UPVC DOUBLE GLAZING
OIL FIRED CENTRAL HEATING

A glorious 2 bedroom semi detached cottage located in this popular rural hamlet, yet within close proximity to local facilities and amenities in nearby Ivybridge. The house has an entrance porch, living room, dining room, fitted kitchen, lobby and bathroom on the ground floor, together with two double bedrooms on the upper floor. Typical of a cottage there is a wealth of character, feature fireplace, a wood burner, pine doors and modern benefits to include central heating and Upvc double glazing. Externally there is off road parking and a lovely enclosed cottage garden. EPC D 57.

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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

BEDROOM 1 13' 11" x 10' 0" (4.25m x 3.06m) Upvc double glazed window to front, radiator.

BEDROOM 2 10' 4" x 9' 6" (3.15m x 2.92m) Upvc double glazed window to rear, radiator, access to loft.

EXTERIOR There is private parking at front for 2 vehicles, whilst at side and rear there is a lovely cottage garden, paved courtyard area, gravelled area and a wealth of shrubs. Timber shed.

GROUND FLOOR

LIVING ROOM 14' 2" x 10' 3" (4.32m x 3.13m) With feature stone fireplace, radiator, Upvc double glazed window to front.

DINING ROOM 12' 11" x 9' 4" (3.96m x 2.87m) Feature stone fireplace fitted with cast iron wood burner, Upvc double glazed window to rear, stairs rising to upper floor with under stair store cupboard, radiator, door to:

KITCHEN 8' 3" x 8' 3" (2.53m x 2.53m) Modern range of base units and work surfaces, plumbing for washing machine and dish washer, single drainer sink with mixer tap, radiator, electric hob with extractor over, Upvc double glazed window to side and door to exterior, tiled floor, door to:

LOBBY Opening to:

BATHROOM 5' 8" x 5' 10" (1.74m x 1.80m) Upvc double glazed window to side, modern suite comprising bath served by shower unit over with glazed screen, wash basin and low level WC, tiled floor, heated towel rail.



"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".