



**Connells**

Western Road  
Ivybridge



### Property Description

4a Western Road is one of 2 flats that are being converted from the former The Gun Room in the heart of Ivybridge. This one double bedroom first floor flat has been finished to as very high specification and provides open plan living, modern fitted kitchen, stunning bathroom with separate large shower. Perfect for FTB and investors alike. Viewing is a must!!

### Entrance Hall

Shared entrance with the ground floor flat. Double glazed front door to the side and double glazed window to the front.

### Inner Hall

Door to ground floor flat and door to 1st floor flat stairs. Fitted carpet.

### Lounge

15' 7" max x 11' 7" max ( 4.75m max x 3.53m max )

Open plan lounge area with double glazed window to the front aspect. Radiator. Telephone and TV point.

### Kitchen

15' 7" max x 8' 5" max ( 4.75m max x 2.57m max )

Brand new modern fitted kitchen with a range of wall and base units along with complementary worksurfaces. Separate island with storage and halogen hob. One and half bowl stainless steel sink with modern feature tap. Partial tiling. Integrated electric oven and microwave and integrated fridge and freezer. Space and plumbing for washing machine. Radiator. Lino flooring.

### Bedroom One

14' 3" x 12' 2" ( 4.34m x 3.71m )

Double bedroom with double glazed window to the rear aspect. Two built in cupboards, one housing central heating boiler. Radiator.

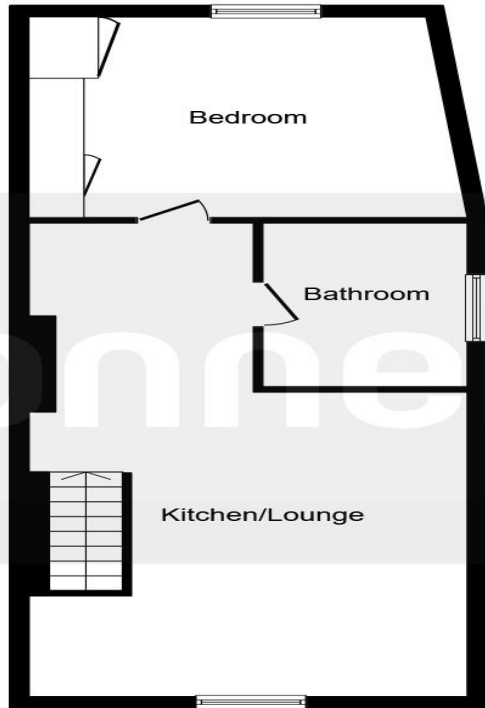
### Bathroom

Brand new bathroom suite with low level wc, wash hand basin with vanity unit under. Bath with mixer taps and separate shower cubicle. Fully tiled. Shaver point and extractor fan. Heated towel rail. Tiled floor. Frosted double glazed window to the side aspect.

### Agents Note

"Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that a lease will be created for the property. We understand that this will take place during the conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential timeframes involved."





**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

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**EPC Rating: Exempt**

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Tenure: Freehold



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