



Connells

Sumner Road
Bittaford Ivybridge



Property Description

Immaculately presented 2 double bedroom park home, located in the quaint village of Bittaford. With great links to Ivybridge, The moors, and scenery of the South Hams, this property offers a perfect blend of comfort, convenience, and natural beauty!

At the front of the property you will be met with a driveway that provides enough space for two cars, a detached garage that supplies electric, and a garden area that is a great space for potted plants and ornaments.

Once inside the property, you are conveniently met with a large porchway that also offers access to the rear of the property. To the right handside is door access to a hallway that gives you further access to the lounge and bedrooms; The lounge brings a dual aspect, along with an electric fireplace that creates a cosy setting through-out. The Kitchen/diner offers integrated appliances and access to the utility which also provides extra storage space and added accessibility.

On the other side of the property you will be faced with 2 generous sized bedrooms and a family bathroom that serve as a place to unwind and relax. Bedroom one has the luxury of an en-suite so you can experience extra privacy and convenience it has to offer if required.

The property is surrounded by low maintenance astro turf, patio space and decking area. Located on the Bittaford Wood park, you are surrounded by natural beauty which provides a tranquil environment!

Entrance Porch

7' 5" max x 5' 1" max (2.26m max x 1.55m max)

Upvc double glazed front door to entrance porch, Upvc window to front, double glazed obscure window to side and rear.

Hallway

Radiator to left side, coving to ceiling, control centre for heating, airing cupboard with radiator, storage cupboard with radiator, loft access, Door leading to principal rooms.

Lounge

16' 4" max x 10' 6" max (4.98m max x 3.20m max)

Dual aspect room, Upvc double glazed window to front and side, electric fireplace with mantel, Coving to ceiling.

Kitchen

16' 8" max x 8' 6" max (5.08m max x 2.59m max)

Upvc double glazed window to front and side, radiator, wall and base storage cupboards, integrated fridge-freezer, tumble dryer, steel 1 1/2 bowl sink with draining board and mixer tap over. hob with electric oven below, extractor, coving to ceiling.

Utility Room

7' 5" max x 5' 3" max (2.26m max x 1.60m max)

Upvc obscure double glazed door to side, wall and base units, stainless steel sink with mixer tap, Baxi boiler in cupboard, washing machine, radiator.

Bathroom

Upvc obscure window to side, radiator, electric heater, extractor fan, bath, concealed cistern sink with mixer tap, WC, Vanity unit, coving to ceiling.

Bedroom 1

10' 1" max x 9' 6" max (3.07m max x 2.90m max)

Upvc double glazed window to side, radiator, 2 double wardrobes to rear, door into en-suite.

Ensuite

Low level WC, wash hand basin, enclosed shower cubicle with retractable doors, radiator, extractor fan, obscure double glazed window.

Bedroom 2

11' 1" max x 7' 7" max (3.38m max x 2.31m max)

Upvc double glazed window to side, radiator, coving to ceiling, 2 double wardrobes.

Garage

19' 5" max x 9' 9" max (5.92m max x 2.97m max)

Up and over garage door.





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). Powered by www.focalagent.com

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EPC Rating: Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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