



Connells

Sumner Road
Bittaford IVYBRIDGE



Property Description

Detached park home situated on a well regarded site in Bittaford, which gives easy access to the town of Ivybridge and Plymouth via the A38.

Dartmoor is on your doorstep making this a convenient location to take advantage of the many shops and activities on offer as well as the natural landscape.

The accommodation comprises open plan living area, with a recently fitted kitchen, bedroom and shower room.

The property, which is in excellent order throughout also benefits from its own garden.

Entrance

Double glazed door into the entrance porch, double glazed windows to all sides with views over the garden.

Living Area/Kitchen

19' 5" x 8' 7" (5.92m x 2.62m)

Double glazed windows to the front and side aspect, and radiator.

Kitchen

Comprising; Base and wall mounted cabinets with square edge worksurfaces, sink with draining board and mixer tap, space and plumbing for washing machine, space for gas cooker, space for fridge/ freezer, cupboard housing the boiler, integrated wine rack, concealed lighting and two double glazed windows to the side aspect.

Bedroom

13' 3" x 8' 5" (4.04m x 2.57m)

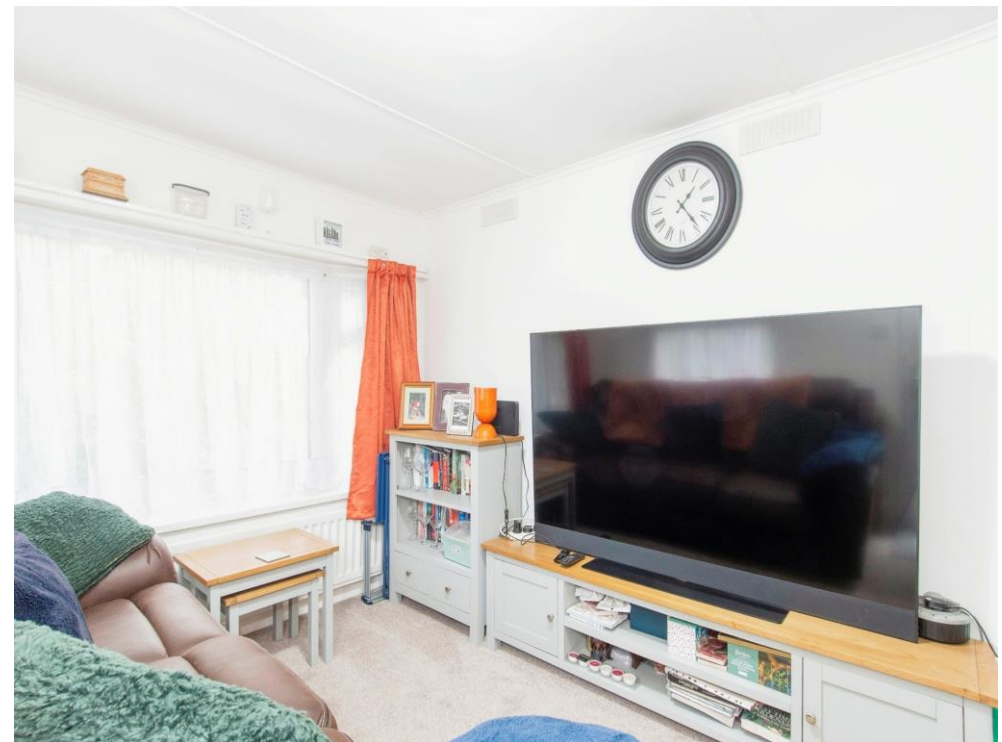
Two double glazed windows to the rear and side aspect, radiator and concealed lighting.

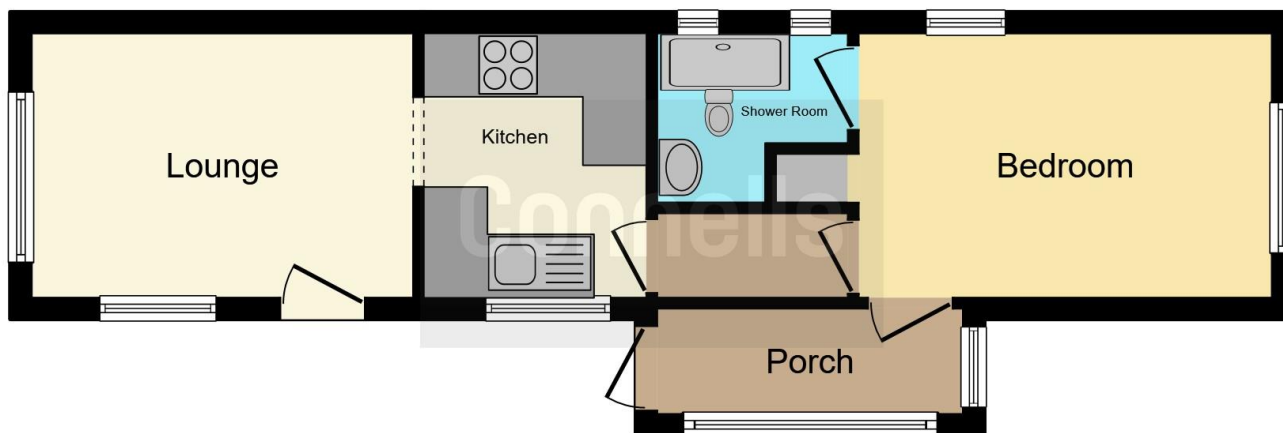
Shower Room

Comprising; WC with concealed cistern, wash hand basin with vanity unit, chrome heated towel rail, double width shower tray with plumbed in shower with detachable shower attachment and fitted rain shower head.

Outside

There are gardens to the front, side and rear.





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

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

view this property online connells.co.uk/Property/IVY306731

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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