



New Park Road, Lee Mill Bridge Ivybridge PL21 9EB

welcome to

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This cosy two bedroom end of terrace home offers ample storage throughout, a fitted kitchen and lounge with French doors that lead directly out to the rear garden. There is also potential for a driveway, subject to planning which has been previously granted.



Kitchen:

12' 7" Max into stair recess x 9' 6" Plus door recess (3.84m Max into stair recess x 2.90m Plus door recess)
Fitted kitchen with wall and base level units. Partly obscured double glazed window to front elevation. 1 1/2 Bowl stainless steel sink drainer with mixer tap over. Integrated electric hob with cooker-hood over. Integrated electric oven. Space for under-counter fridge. Wine cooler. Space and plumbing for washing machine. Roll top work surface with breakfast counter. Plain plastered walls and ceiling. Understairs storage space. Fitted base spotlighting. Double glazed obscured door to front elevation. Single glazed obscured door leading through to the lounge area. Radiator. Stairs leading up to bedrooms and wet room.

Lounge:

12' 7" Max x 10' 10" (3.84m Max x 3.30m)
Double glazed French doors to rear elevation. Open fireplace with stone surround and mantle. Wall lighting. Feature ceiling beams. Fitted shelving. Wood effect laminate flooring.

Landing:

Double glazed window to front elevation. Banister. Loft with pull down ladder. Loft area has been boarded throughout and carpeted and features lighting. CH boiler. Sizable storage cupboard.

Master Bedroom:

11' 6" Into Bay x 7' 10" Max (3.51m Into Bay x 2.39m Max)
Double glazed window to rear elevation. Radiator. Carpeted flooring,

Bedroom Two:

9' 4" x 6' 11" (2.84m x 2.11m)
Double glazed window to front elevation. Radiator. Carpeted flooring.

Wet Room:

Obscured double glazed window to front elevation. WC. Wash hand basin. Wall mounted vanity unit. Electric fitted shower. Partly tiled. Radiator. Extractor fan.

Private Front Yard Area:

Upon approach to the front elevation there is a secure storage shed with lighting within.

Rear Garden:

The rear garden is a lovely size with a low maintenance design and is easterly facing. The garden is fully enclosed and benefits from gated access to either side of the garden. To the rear there is a sizable shed/workshop with power within. Joint side access to the left leads to further storage sheds with this property owning the one to the far left.

Parking:

There is a potential for a driveway, subject to planning which has been previously granted. There is also on street parking.



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- HIGHLY SOUGHT AFTER LOCATION
- COUNCIL TAX - B
- TWO SIZABLE BEDROOMS
- WET ROOM
- POTENTIAL FOR OFF ROAD PARKING (SUBJECT TO PLANNING WHICH WAS PREVIOUSLY GRANTED)

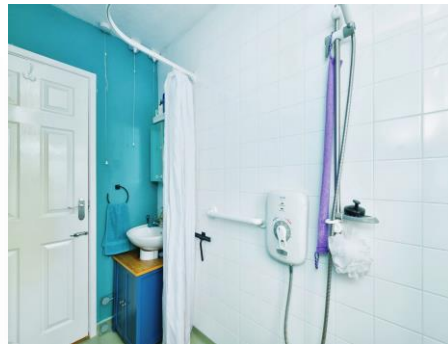
Tenure: Freehold EPC Rating: E

offers in excess of

£190,000



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.localagent.com



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Property Ref:
PYP104101 - 0005

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