



# MILLINGTON TUNNICLIFF

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Guide Price of  
£325,000

Corntown, Ivybridge, Devon, PL21 9SZ

DETACHED BUNGALOW  
DOUBLE GLAZING

VILLAGE LOCATION  
CENTRAL HEATING

3 BEDROOMS  
EPC E

Beautifully presented 3 bedroom detached bungalow located in a quiet hamlet close to the village of Cornwood. The property benefits from upvc double glazing and oil fired central heating. Accommodation comprises 3 double bedrooms, bathroom, lounge, kitchen, and conservatory/dining room. Outside there is a driveway and garden to the front of the property, and a level garden and shed to the rear. EPC E 53

19 Fore Street, Ivybridge, Devon, PL21 9AB

T: 01752 896020

E: [info@millingtontunncliff.co.uk](mailto:info@millingtontunncliff.co.uk)

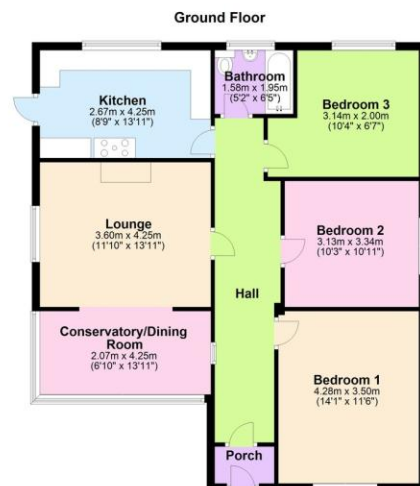
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BEDROOM 3 10'3" x 9'11" (3.14m x 3.03m) Window to the rear elevation. Fitted cupboard housing central heating boiler.

OUTSIDE To the front of the bungalow is a driveway with space for 2 cars side by side, there is also a small low maintenance garden.

The rear of the property can be accessed from either side of the bungalow, to the rear is a level garden, partly laid to lawn and also with a decked area. There is a block built shed with power and light and shelving.



Access is via a substantial front door leading into the porch and from here into the entrance hallway.

LOUNGE 13'10" x 11'7" (4.23m x 3.55m) Window to the side elevation. Fireplace with fitted log burner. Opening leading through to the conservatory/dining room.

CONSERVATORY/DINING ROOM 14'0" x 6'7" (4.27m x 2.03m) Windows to 2 elevations and a feature circular window looking into the hallway. Glazed roof.

KITCHEN 13'10" x 8'9" (4.23m x 2.68m) Window to the rear elevation overlooking the rear garden. Full range of fitted units with integrated appliances. External door to the side elevation.

BATHROOM 6'4" x 5'6" (1.95m x 1.68m) Window to the rear elevation. 3 piece matching suite comprising panelled bath with shower over, pedestal wash basin, and low flush wc.

BEDROOM 1 14'0" x 11'5" (4.28m x 3.50m) Window to the front elevation.

BEDROOM 2 10'11" x 10'3" (3.34m x 3.13m) Window to the side elevation.



"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".