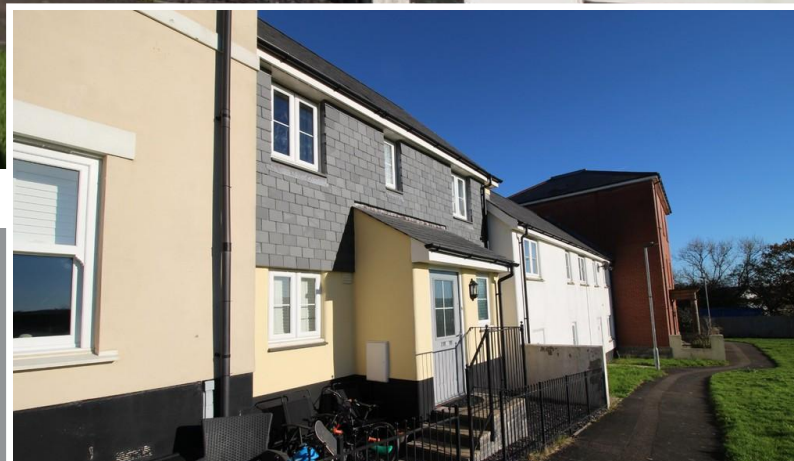




MILLINGTON TUNNICLIFF

www.millingtontunnickliff.co.uk



£250,000 Guide Price

Sycamore Walk

Lee Mill Bridge, Ivybridge, PL21 9FL

**3 BEDROOM MID TERRACED HOUSE
SOUTHERLY VIEWS ACROSS AN OPEN PARK
EN SUITE SHOWER ROOM**

**GARAGE
CLOAKROOM
NO CHAIN**

Sycamore Walk

A modern 3 bedroom mid terraced house enjoying a delightful southerly aspect with views over an open park. The house offers spacious accommodation with an entrance hall, cloakroom, living room and kitchen/diner on the ground floor, together with 3 bedrooms, family bathroom and en suite shower room on the upper floor. The property is Upvc double glazed, gas centrally heated, has pleasant gardens and attached single garage. No chain. EPC C 80.

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BEDROOM 2 11' 0" x 9' 1" (3.36m x 2.78m) Upvc double glazed window to front, radiator.

BEDROOM 3 7' 8" x 7' 2" (2.34m x 2.19m) Upvc double glazed window to rear, radiator.

BATHROOM 7' 2" x 5' 6" (2.20m x 1.68m) With white suite comprising bath served by shower unit over and shower screen, low level WC and wash basin, tiled floor and walls, Upvc double glazed window to rear.

EXTERIOR The property has a small front garden, whilst at rear there is a garden with paved patio off the kitchen leading to a further terraced area with gate to the rear service lane.

GARAGE 18' 9" x 9' 1" (5.74m x 2.78m) (Measurement overall) A garage beneath a neighbouring coach house with up and over door and pedestrian door to front. There is a lightweight stud partition separating the rear section of the garage off.

GROUND FLOOR

ENTRANCE HALL Entrance door, stairs to first floor.

LIVING ROOM 18' 6" x 10' 11" (5.66m x 3.34m) Upvc double glazed windows to both front and rear, radiator.

CLOAKROOM Upvc double glazed window to front, low level WC, wash basin, radiator.

KITCHEN/DINER 18' 6" x 9' 2" (5.65m x 2.81m) Upvc double glazed window to front and French doors to rear garden, modern range of base units, wall cupboards and work surfaces, single drainer sink unit with mixer tap, gas central heating boiler, built in oven, gas hob and extractor, walk in under stair store cupboard, radiator.

FIRST FLOOR

LANDING Upvc double glazed window to rear, radiator.

BEDROOM 1 10' 9" x 11' 0" (3.29m x 3.36m) Upvc double glazed window to front, radiator, door to:

EN SUITE SHOWER 5' 10" x 4' 11" (1.79m x 1.51m) Upvc double glazed window to front, low level WC, shower cubicle, wash basin, radiator.



"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".