



# MILLINGTON TUNNICLIFF

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£210,000

Fore Street

Ivybridge, Devon, PL21 9AB

2 BEDROOM MID TERRACED COTTAGE

2 RECEPTION ROOMS

UPVC CONSERVATORY

GROUND AND FIRST FLOOR SHOWERS

UPVC DOUBLE GLAZING

NO CHAIN

## Fore Street

A 2 bedroom mid terraced cottage set within the very heart of Ivybridge convenient for local facilities and amenities. The house has an entrance porch, living room, shower room, kitchen and conservatory on the ground floor, together with the 2 bedrooms and shower room on the upper floor. The property has Upvc double glazing, gas central heating and a paved courtyard garden. No chain. EPC C 69.

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### FIRST FLOOR

#### LANDING

BEDROOM 1 14' 6" x 11' 10" (4.44m x 3.63m) Upvc double glazed window to front, radiator.

BEDROOM 2 11' 3" x 6' 6" (3.43m x 2.00m) Upvc double glazed window to rear, radiator.

SHOWER ROOM 7' 0" x 6' 2" (2.15m x 1.90m) Upvc double glazed window to rear, shower cubicle, low level WC and wash basin.

EXTERIOR The property has a small front garden, whilst at rear there is paved courtyard garden with gate to a pedestrian service lane. Stone store shed.

### GROUND FLOOR

ENTRANCE PORCH Upvc entrance door, door to:

LIVING ROOM 14' 4" x 11' 10" (4.37m x 3.63m) Upvc double glazed window to front, built in cupboard to side of fire breast housing gas meter, radiator, under stair store cupboard, door to:

DINING ROOM 10' 9" x 10' 1" (3.29m x 3.08m) Radiator, stairs to first floor, communicating opening to kitchen.

LOBBY Skylight window, built in cupboard, door to:

SHOWER ROOM 7' 5" x 5' 1" (2.27m x 1.56m) Upvc double glazed window to rear, shower cubicle, wash basin and low level WC, radiator.

KITCHEN 10' 2" x 8' 2" (3.10m x 2.51m) Upvc double glazed window to rear and door to conservatory, range of base units, wall cupboards and work surfaces, single drainer sink with mixer tap, built in oven and gas hob, gas central heating boiler, plumbing for washing machine.

CONSERVATORY 7' 10" x 6' 7" (2.40m x 2.03m) Upvc double glazed windows to side and rear, door to exterior.



"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."