



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

6 Nirvana Close

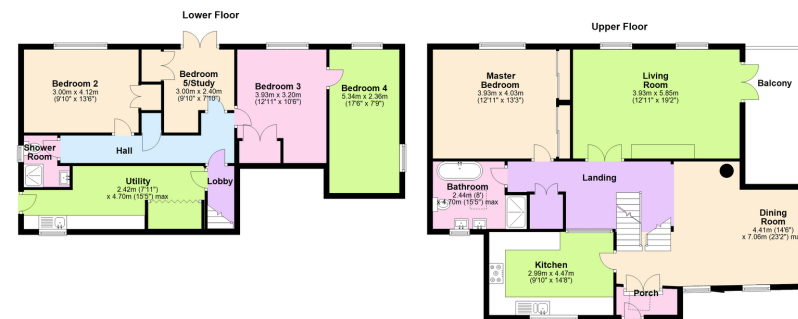
Guide Price £700,000

🛏️ 4 🚿 2 🛋️ 2



- 4/5 bedroom Detached House
- 4 Piece Modern Family Bathroom Suite
- Energy Producing PV Panels
- Upvc Double Glazing
- Private Walled Balcony With Glorious Views
- Elevated Views Towards Western Beacon
- Unusual Split Level Architect Design
- Highly Sought After Private Cul De Sac
- Gas Central Heating
- 2 Wood Burners





A 4/5 bedroom detached house set within this highly sought after private cul de sac just above Ivybridge centre with glorious views towards Western Beacon. The house offers adaptable accommodation with entrance porch, reception hall/dining area and kitchen on the ground floor, living room, balcony, master bedroom and family bathroom at first floor level and 4 further bedrooms, shower room and utility on the lower level. The house offers Upvc double glazing, gas central heating, two wood burners and energy producing PV panels. The gardens are landscaped and immaculately kept and there is garaging and a home office. EPC D 59.

81324, 103 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

81324/2024 10/10/2024 10:31 AM	Energy rating D	Valid until 28 June 2032
Property type Detached house		Certificate number 8852-6865-1751-9024
Total floor area 190 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions. Please have your gas boiler and gas appliances inspected by a Gas Safe registered engineer before letting.](#)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[Click here to track the property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	60 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/8852-6865-1751-9024>

01752 896020 | info@millingtontunncliff.co.uk | 19 Fore Street, Ivybridge, Devon, PL21 9AB