



MILLINGTON TUNNICLIFF

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Ugborough Road, Bittaford, Ivybridge, PL21 0ER

Guide Price £750,000

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- Substantial Five Bedroom Home In Village Location
- Kitchen/Breakfast Room With Aga
- Study & Conservatory
- En-Suite Bathroom & Family Shower Room
- Tandem Double Garage And Driveway
- Adapted Accommodation To Provide A One Bedroom Annexe
- Lounge With Woodburning Stove
- Five Bedrooms
- Just Under One Acre Of Formal Garden
- Gas Central Heating & Double Glazing



Built in 1925, The Old Vicarage offers spacious accommodation throughout and is currently arranged as 5 bedroom home with the addition of a ground floor annexe. The property retains a host of original features to include fireplaces, flagstone floor and a Delabole slate roof, yet some of rooms within the property have been recently modernised by the current owners.

The rooms are elegant and generously proportioned and offer ample space for those looking for a substantial family home or multi-generational living. Sat on approximately an acre of mature gardens, the property benefits from tandem double garage and ample parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC D 62.



Total area: approx. 292.4 sq. metres (3147.2 sq. feet)

10/11/24, 5:23 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Contact us](#)

Energy performance certificate (EPC)

The Old Vicarage Address: PL21 9AB	Energy rating: D	Valid until: 10 October 2034
		Certificate number: 1034-1030-0088-0088-0202

Property type: Detached house
 Total floor area: 255 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](#) (<https://www.gov.uk/guidance/energy-performance-certificate-requirements-for-landlords>)

Energy rating and score

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

[Click here to compare this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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/1034-1030-0088-0088-0202>

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

