



MILLINGTON TUNNICLIFF

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47 Gorse Way,  
£475,000

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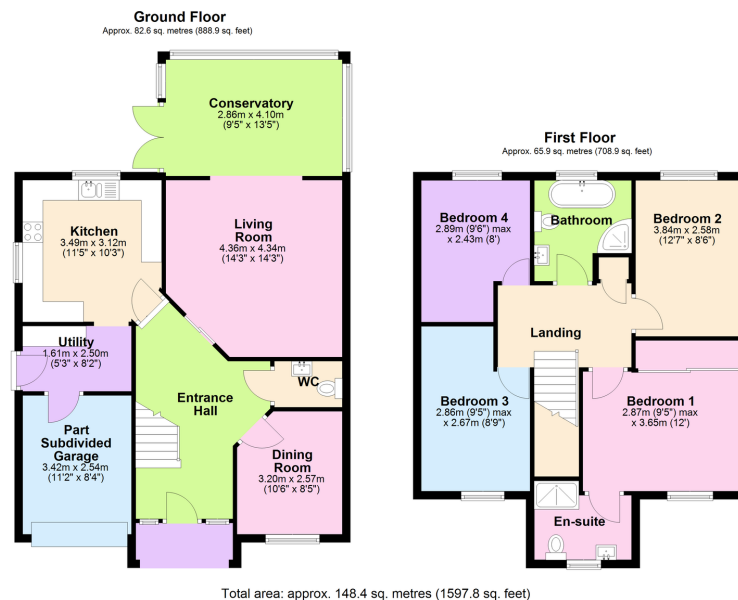
- 4 Bedroom Detached House
- Modern Integrated Kitchen
- Upvc Double Glazed Conservatory
- 2 Reception Rooms
- Utility And Cloakroom
- Oak Internal Doors
- Level Enclosed Rear Garden
- Upvc Double Glazing
- Gas Central Heating
- Sought After Location







An immaculate 4 bedroom detached house set on the popular eastern side of Ivybridge with level enclosed garden. The house is beautifully presented with entrance portico, hall, cloakroom, living room, dining room, integrated modern kitchen, utility and conservatory on the ground floor, together with landing, the 4 bedrooms, en suite shower room/WC and 4 piece modern family bathroom on the upper floor. The house has oak internal doors, gas central heating and Upvc double glazing. There is a part converted integral garage and front driveway. EPC C 76.



014025, 3:13 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

67 Dons Way IVYBRIDGE PL3 1 DGA	Energy rating <b>C</b>	Valid until 13 July 2035
Certificate number 6335-5623-6200-0734-3296		

**Property type** Detached house

**Total floor area** 125 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-ratings-requirements-for-landlords-on-the-regulations-and-exemptions)

#### Energy rating and score

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

[See how to improve this property's energy efficiency](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/6335-5623-6200-0734-3296>

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