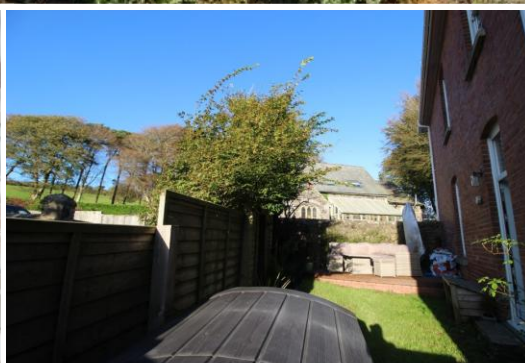




MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk



£415,000 to £425,000
Guide Price

The Grove
Moorhaven, Ivybridge, PL21 0XP

4 DOUBLE BEDROOMS

65 ACRES OF COMMUNAL GROUNDS

UTILITY ROOMGAS

CENTRAL HEATING

MULTI FUEL FIRE

UPVC DOUBLE GLAZING

The Grove

VIDEO TOUR AVAILABLE. Guide Price £415,000 to £425,000. A beautifully presented 4 double bedroom house located in the sought after Moorhaven Village. The property has spacious accommodation with an entrance hall, utility room, open plan kitchen, dining room, lounge, a downstairs wc, and a lovely snug on the ground floor, and on the first floor 4 bedrooms, a family bathroom and a separate wc. Outside there are 2 allocated parking spaces and an enclosed garden. EPC D.

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Access is via a substantial front door into the entrance hall.

ENTRANCE HALL 19'7" x 6'6" (5.97m x 2.00m) Turning staircase leading to the first floor. Fitted cupboard housing modern gas central heating boiler. Doors to the utility room and kitchen.

UTILITY ROOM 5'8" x 3'5" (1.75m x 1.06m) Plumbing for washing machine, fitted shelving and work surface.

KITCHEN 14'5" x 8'3" (4.40m x 2.52m) Window to the front elevation. Range of fitted kitchen units and accessories. Opening leading into the Lounge/Dining room.

LOUNGE/DINER 20'2" x 14'5" (6.16m x 4.40m) Beautiful room with high ceiling, windows to 2 elevations, and a door to the garden. Tiled floor, feature wall, and a fitted multi fuel fire.

SNUG 14'5" x 8'4" (4.40m x 2.56m) Window to the side elevation. Feature fireplace and built in cupboard.

DOWNSTAIRS WC 6'6" x 3'3" (2.00m x 1.00m) Window to the side elevation. Low flush wc and wash basin.

FIRST FLOOR

LANDING Spacious landing with window to the side elevation. Access to loft space.

BATHROOM 8'6" x 6'6" (2.60m x 2.00m) Window to the front elevation. 4 piece suite comprising panelled bath, wash basin, wc, and corner shower cubicle.

BEDROOM 1 14'5" x 8'4" (4.40m x 2.55m) Windows to the side and rear elevations, feature fireplace, door to bedroom 4.

BEDROOM 4 10'5" x 9'10" (3.20m x 3.00m) Window to the side elevation, door to bedroom 1.

BEDROOM 3 10'5" x 9'10" (3.20m x 3.00m) Window to the side elevation.

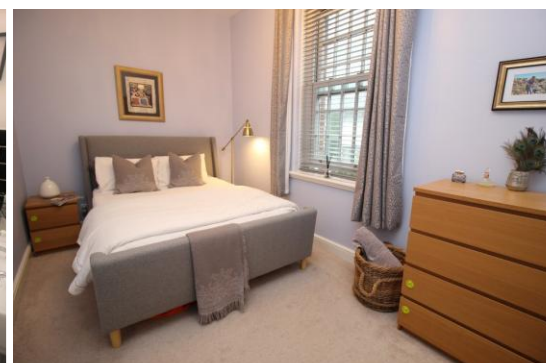
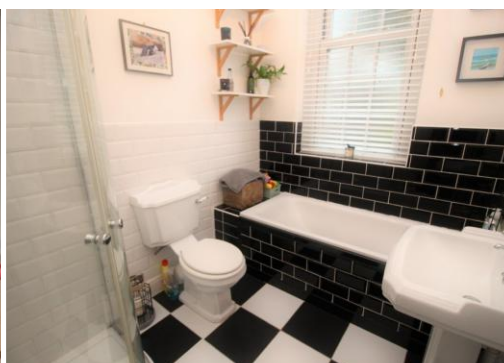
BEDROOM 2 14'5" x 8'3" (4.40m x 2.53m) Window to the front elevation.

SEPARATE WC 6'6" x 3'3" (2.00m x 1.00m) Window to the side elevation. Wc and wash basin.

OUTSIDE Immediately to the front of the house are 2 allocated parking spaces.

There is an enclosed garden accessed from the lounge which is mainly level and with a raised area of decking.

As the owner of a property in Moorhaven Village you become a shareholder of the management company which looks after the grounds, roads, hedges etc.....we are informed by the vendors that the current charges are approx £600 every 6 months.



"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".