



**37 Julian
Road,
Ivybridge,
PL21 9BU**

Guide Price
£250,000



MILLINGTON TUNNICLIFF

**37 Julian Road,
Ivybridge, PL21
9BU**



3



1



2



C



EPC



TBC

FULL DESCRIPTION

A 3 bedroom semi detached house located within the popular road on the western side of Ivybridge. The house has an entrance hall, living room, dining room and kitchen on the ground floor, together with landing, 3 bedrooms and bathroom on the upper floor. externally there are level gardens and a garage. The house has Upvc double glazing and gas central heating. No chain. EPC TBC.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, stairs to first floor.

LIVING ROOM

13' 6" x 12' 7" (4.14m x 3.84m)

Upvc double glazed windows to front, under stair store cupboard, radiator, opening to:

DINING ROOM

10' 3" x 8' 2" (3.14m x 2.51m)

Upvc double glazed window to rear, radiator, opening to;

KITCHEN

10' 4" x 7' 2" (3.17m x 2.20m)

Upvc double glazed windows to side and rear and door to garden, range of base units and work surfaces, single drainer sink with mixer tap.

FIRST FLOOR

LANDING

Upvc double glazed window to side.

BEDROOM 1

13' 3" x 8' 9" (4.06m x 2.68m)

Built in wardrobes, Upvc double glazed window

to front, radiator.

BEDROOM 2

9' 2" x 9' 2" (2.81m x 2.80m)

Upvc double glazed window to rear, built in wardrobe, radiator.

BEDROOM 3

10' 4" x 6' 9" (3.15m x 2.06m)

Bulkhead store cupboard, Upvc double glazed window to front.

BATHROOM/WC

6' 2" x 6' 2" (1.90m x 1.90m)

Bath, wash basin and low level WC, Upvc double glazed window to rear.

EXTERIOR

The house has a front garden with driveway to the garage. There is an enclosed rear garden.

GARAGE

17' 8" x 7' 6" (5.39m x 2.29m)

Up and over door, gas central heating boiler, window and door to rear.

TENURE

Freehold.

COUNCIL TAX

Band C.

ADDITIONAL INFORMATION

There is mains water, electric, drainage and gas. Internet not connected. The house is of conventional cavity construction.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our



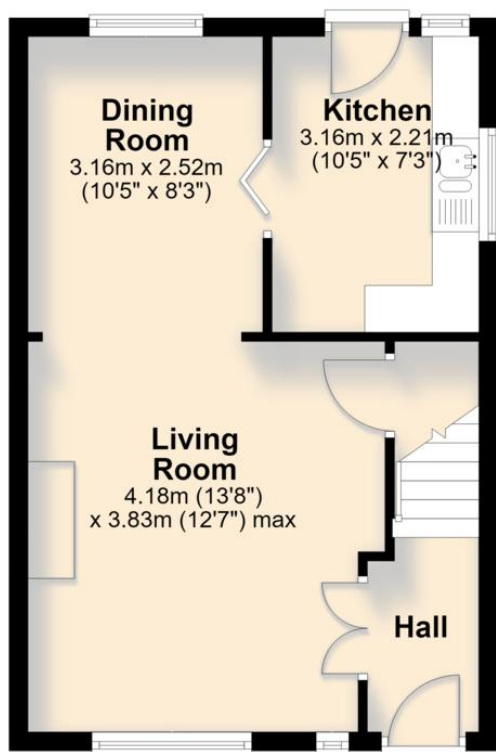
trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



FLOORPLAN

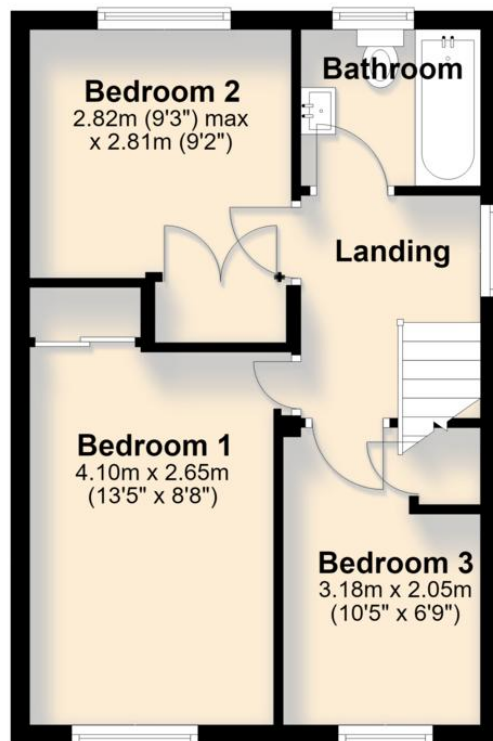
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.5 sq. feet)

CONTACT

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