



**Swallows Loft,
3b New Park
Road, Lee Mill
Bridge,
Ivybridge,
Devon,
PL21 9EB**

Guide Price
£125,000




MILLINGTON TUNNICLIFF

Swallows Loft, 3b New Park Road, Lee Mill Bridge, Ivybridge, Devon, PL21 9EB



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A



EPC

76



FULL DESCRIPTION

A fabulous loft style apartment within the heart of Lee Mill Bridge. The property was converted from a stone built barn around 2014 and benefits from vaulted ceilings to add character. The property is located on the first floor and offers a living room, modern part integrated kitchen, bedroom and shower room/WC. The flat is double glazed and gas centrally heated. Externally there is a small area allocated for dustbin storage. Shared freehold. EPC C 76.

FIRST FLOOR

LIVING ROOM

11' 1" x 10' 1" (3.39m x 3.08m)

Vaulted ceiling, double glazed window and entrance door approached off a galvanised staircase, skylight window, steps up to:

KITCHEN

11' 0" x 7' 3" (3.37m x 2.23m)

Double glazed window to side, modern range of base units and work surfaces, integrated oven, hob and extractor, vaulted ceiling, single drainer one and a half bowl sink with mixer tap, radiator.

BEDROOM

11' 0" x 10' 6" (3.36m x 3.21m)

Vaulted ceiling, double glazed window to side, boiler cupboard housing gas central heating boiler.

SHOWER ROOM/WC

With shower cubicle, low level WC and wash basin.

EXTERIOR

There is a small area at side for dustbins or perhaps suitable to provide space for a shed.

TENURE

There is a cross vested freehold with the flat and the flat itself is held on a 999 year lease from 2014. The insurance is shared with the ground floor flat. There is a nominal or peppercorn ground rent and no service charge is payable with maintenance carried out periodically.

COUNCIL TAX

Band A.

ADDITIONAL INFORMATION

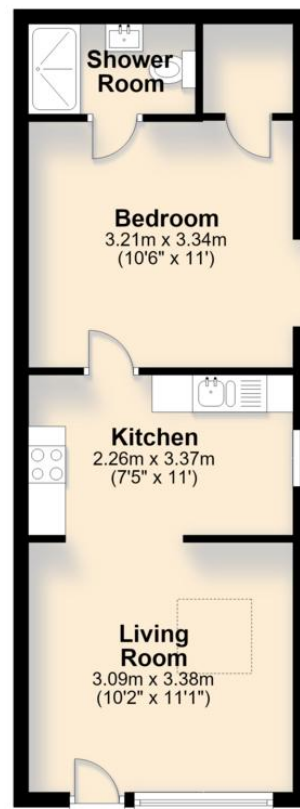
There is mains electric, gas, water and drainage. Internet is via cable. The flat is of conventional solid stone but converted to building control standards from 2014.



FLOORPLAN

First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 36.9 sq. metres (396.8 sq. feet)

CONTACT

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