

32 Keaton Road, Ivybridge, Devon, PL21 9DH

Guide Price
£185,000







MILLINGTON TUNNICLIFF

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2

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2

B

EPC

56

FULL DESCRIPTION

A 2 bedroom end terraced cottage located centrally within Ivybridge convenient to local amenities. The house has a living room, dining room, kitchen and lean to on the ground floor, together with landing, the 2 bedrooms and bathroom/WC on the upper floor. The house is gas centrally heated and is mainly Upvc double glazed. Externally there is an enclosed garden. No chain. EPC D 56.

GROUND FLOOR

LIVING ROOM
14' 6" x 11' 1" (4.43m x 3.38m)
Upvc double glazed window to front, fireplace with gas fire, opening to:

DINING ROOM
11' 9" x 11' 5" (3.60m x 3.50m)
Built in cupboards to side of fire breast, radiator, stairs to first floor with under stair store cupboard, door to:

KITCHEN
10' 4" x 7' 0" (3.17m x 2.15m)
Windows to rear and side, range of base units and work surfaces, single drainer sink with mixer tap, door to:

LEAN TO
Window to rear and patio door to exterior.

FIRST FLOOR

LANDING

BEDROOM 1
11' 0" x 10' 8" (3.36m x 3.26m)
Upvc double glazed window to rear, built in cupboard housing gas central heating boiler, radiator.

BEDROOM 2
12' 2" x 8' 3" (3.73m x 2.53m)
Upvc double glazed window to front, radiator, built in cupboard.

BATHROOM/WC
8' 7" x 5' 7" (2.62m x 1.71m)
Upvc double glazed window to front, bath, wash basin and low level WC.

EXTERIOR
There is an enclosed walled garden at rear. There is a pedestrian right of way over the rear garden which hugs the building line and comes out at the front of the house.

TENURE
The house his held on an original 999 year lease from the date of construction. It is likely an indemnity policy will be issued for an absent freeholder given that the house dates back to the late 1800's. There is a ground rent in the order of £8.40 pa.

COUNCIL TAX
Band B.

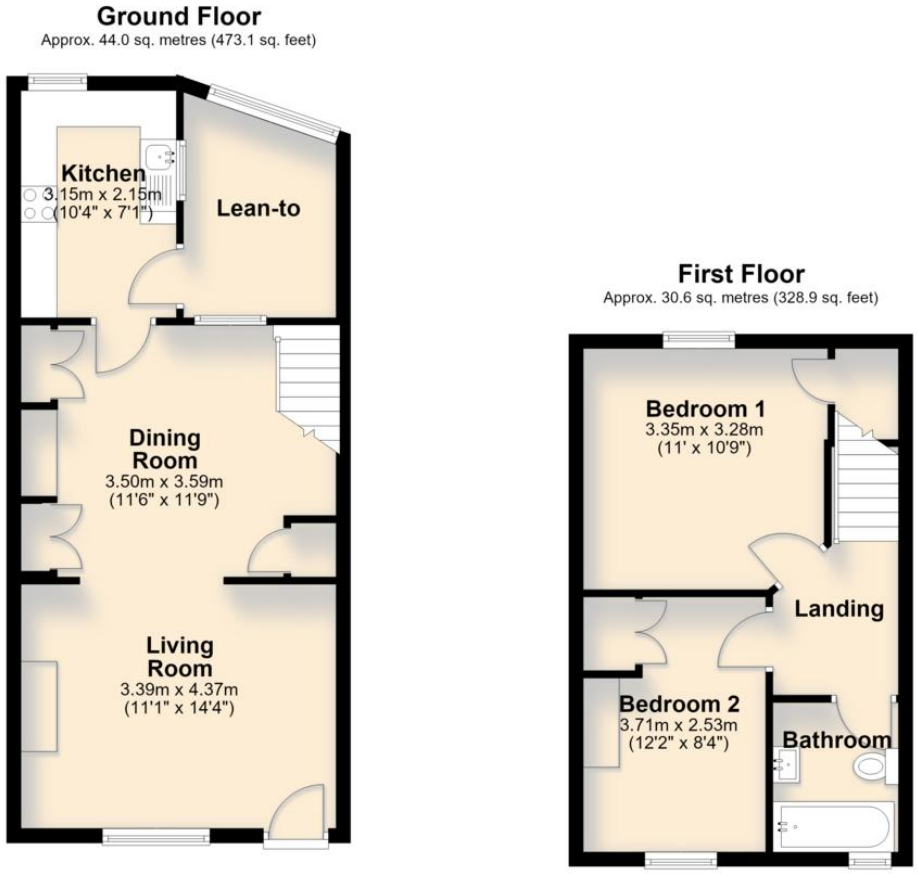
ADDITIONAL INFORMATION
The house has mains electric, gas, water and drainage. No internet is connected. The house is of conventional solid masonry main wall construction.







FLOORPLAN



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

CONTACT

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