



**47 Holman
Way,
Ivybridge,
PL21 9TE**

Guide Price
£210,000




MILLINGTON TUNNICLIFF

47 Holman Way, Ivybridge, PL21 9TE



2



1



1



B



EPC

69



FULL DESCRIPTION

A 2 double bedroom end terraced house set towards the end of this modern cul de sac on the western side of Ivybridge. The house has a front porch, hall, living room and integrated kitchen on the ground floor, together with landing, the 2 bedrooms and shower/WC on the upper floor. externally there is a small garden at front and good size corner plot at rear with south and westerly aspect. There is an allocated car hardstand. EPC C 69.

GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed window to front and entrance door.

LIVING ROOM

14' 0" x 11' 10" (4.28m x 3.61m)

Upvc double glazed window to front, door to:

KITCHEN

11' 10" x 7' 10" (3.61m x 2.41m)

Modern range of base units, wall cupboards and work surfaces, single drainer sink unit, built in oven, hob and extractor, fridge and freezer.

FIRST FLOOR

LANDING

BEDROOM 1

11' 10" x 7' 6" (3.61m x 2.29m)

Upvc double glazed window to rear with far reaching views.

SHOWER/WC

With shower cubicle, low level WC and wash basin, Upvc double glazed window to side.

BEDROOM 2

11' 10" x 8' 0" (3.61m x 2.45m)

Bulkhead store cupboard, built in wardrobe, Upvc double glazed window to front.

EXTERIOR

The house has a small front garden and good size corner plot at rear with south and westerly aspect. the garden is mainly paved with small lawn and cut flower beds. There is an allocated car hardstand in a block.

TENURE

Freehold.

COUNCIL TAX

Band B.

ADDITIONAL INFORMATION

The house has mains water, drainage, gas and electric. Cable is laid on. The house is of conventional cavity build.

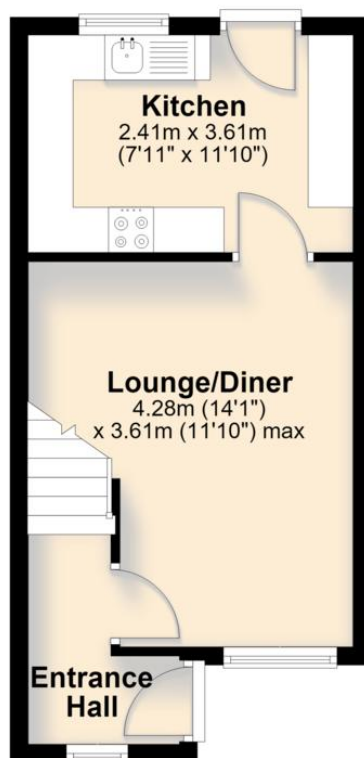
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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

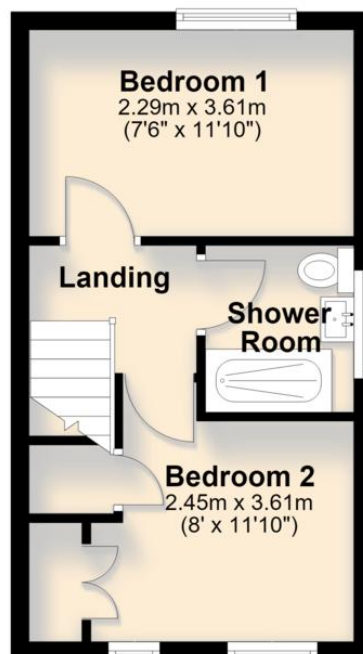
Ground Floor

Approx. 26.3 sq. metres (283.5 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.9 sq. feet)



Total area: approx. 50.9 sq. metres (547.4 sq. feet)

CONTACT

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