



**25 Brunel Way,  
Ivybridge,  
Devon,  
PL21 0AF**

**Guide Price  
£450,000**



MILLINGTON TUNNICLIFF

# 25 Brunel Way, Ivybridge, Devon, PL21 0AF



4



1



2



C



EPC

63

## FULL DESCRIPTION

A spacious 4 bedroom detached house set at the end of this popular cul de sac on the eastern side of Ivybridge with feature size corner plot backing onto Ivybridge Community College. The house has an entrance hall, cloakroom, spacious living room, kitchen, dining room and conservatory on the ground floor, together with landing, the 4 bedrooms and bathroom on the upper floor. The property is Upvc double glazed and gas centrally heated. Externally there is ample off road parking to the front with separate driveway and garage. To the rear there is a large south and westerly facing garden which is mainly level and laid to lawn with large patio. There is a store shed. No chain. EPC D 63.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, stairs to first floor with under stair store cupboard.

### LIVING ROOM

**19' 5" x 11' 10" (5.92m x 3.62m)**

Upvc double glazed windows to front, two radiators.

### CLOAKROOM

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

### KITCHEN

**10' 4" x 10' 5" (3.17m x 3.18m)**

Upvc double glazed window and door to rear, range of base units, wall cupboards and work surfaces, gas cooker point, single drainer sink unit with mixer tap, gas central heating boiler.

### DINING ROOM

**12' 11" x 8' 11" (3.94m x 2.72m)**

Upvc double glazed window to side, radiator, opening to:

### CONSERVATORY

**12' 1" x 11' 10" (3.69m x 3.61m)**

Upvc double glazed windows overlooking the garden and French doors to exterior.

## FIRST FLOOR

### LANDING

Upvc double glazed window to side, built in cupboard.

### BEDROOM 1

**12' 5" x 9' 2" (3.80m x 2.80m)**

Upvc double glazed window to rear, built in wardrobe.

### BEDROOM 2

**12' 3" x 9' 7" (3.74m x 2.93m)**

Upvc double glazed window to front, radiator.

### BEDROOM 3

**12' 1" x 9' 8" (3.69m x 2.95m)**

Upvc double glazed window to front, radiator.

### BEDROOM 4

**7' 1" x 13' 2" (2.17m x 4.02m)**

Upvc double glazed window to rear, built in wardrobe.

### BATHROOM/WC

Upvc double glazed window to side, bath, wash basin and low level WC.

### EXTERIOR

The is a corner plot with a large section being gravelled to allow for off road parking. There is a private driveway to the garage. At rear there is a large south and westerly facing garden backing onto the Community College. The



garden is mainly laid to lawn with a paved patio. There is a large store shed.

**GARAGE**

an attached garage separated into two parts by means of a lightweight partition with up and over door and pedestrian door to the garden.

**TENURE**

Freehold

**COUNCIL TAX**

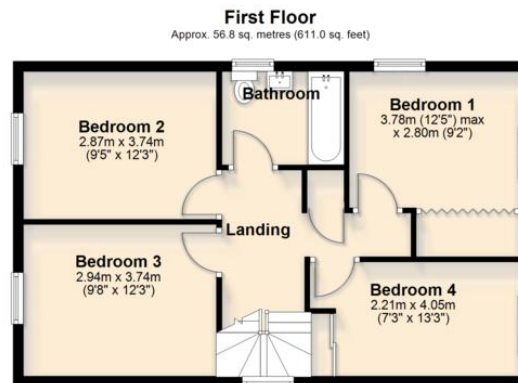
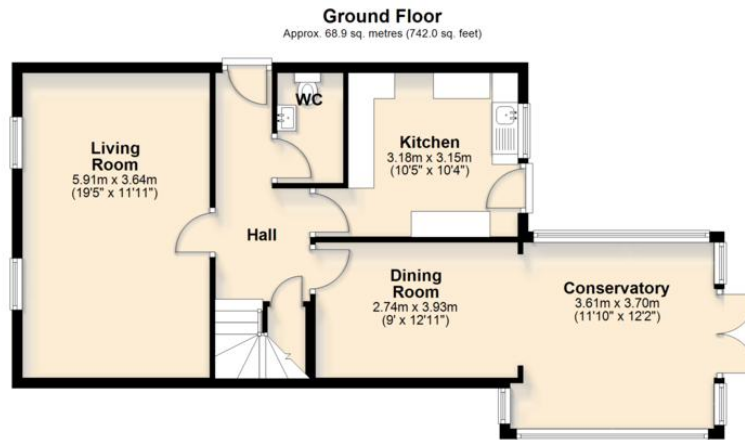
Band C

**SERVICES**

Mains water, electric, drainage and gas.  
Broadband connected.



## FLOORPLAN



Total area: approx. 125.7 sq. metres (1353.0 sq. feet)

### CONTACT

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