



**11 Avon Close, South Brent,  
TQ10 9PR**

**Guide Price £210,000**

  
MILLINGTON TUNNICLIFF

# 11 Avon Close, South Brent, TQ10 9PR



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## Guide Price £210,000

## FULL DESCRIPTION

### PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac within the highly sought-after village of South Brent, this two-bedroom end-of-terrace home is offered for sale with no onward chain and presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. The accommodation comprises an entrance hallway, a spacious lounge/diner, kitchen, two good-sized bedrooms and a family bathroom. While the property would benefit from some internal modernisation, it offers fantastic potential to create a comfortable and stylish home. Outside, the property enjoys an enclosed corner plot garden, providing a good degree of outdoor space, together with the added benefit of allocated parking. An early viewing is recommended to appreciate the location and potential on offer.

### ENTRANCE HALL

Entered via a double glazed door into the hall, door leading into the lounge/diner.

### LOUNGE/DINER

**12' 11" x 18' 7" (3.94m x 5.68m)**

"L" Shaped room with double glazed window to the rear elevation, double glazed door to the rear providing access to the garden two radiator, stairs rising to the first floor landing with under-stairs storage space, door to the kitchen.

### KITCHEN

**7' 10" x 7' 4" (2.40m x 2.26m)**

Fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit with mixer tap, space for electric cooker, space for fridge/freezer, plumbing for washing machine, double glazed window to the front elevation.

### FIRST FLOOR LANDING

Doors to the bedrooms and bathroom, double glazed window to the front elevation, door to built in storage cupboard.

### BEDROOM 1

**12' 4" x 8' 6" (3.76m x 2.61m)**

Double glazed window to the rear elevation, radiator, door to storage cupboard offering ample hanging space.

### BEDROOM 2

**8' 9" x 6' 5" (2.68m x 1.96m)**

Double glazed window to the rear elevation, radiator, door to storage cupboard housing the gas combination boiler serving the central heating and hot water system.

### BATHROOM

Fitted with a three piece suite to include panelled bath with electric shower over, wash hand basin and low level WC, radiator, double glazed window to the front elevation.



## **OUTSIDE**

The front of the property is laid to lawn with a pathway leading to the front door. To the rear of the property there is an enclosed garden which is mainly laid to lawn with a decking area leading from the lounge/diner. A pathway leads through the garden to the rear gate which in turn leads to the parking area. Within the garden there are two sheds.

## **PROPERTY INFORMATION**

Tenure: Freehold

Council Tax: Band B

Mains Gas & Electric

Mains Water & Drainage

No Broadband Currently Connected To The Property

Allocated Parking

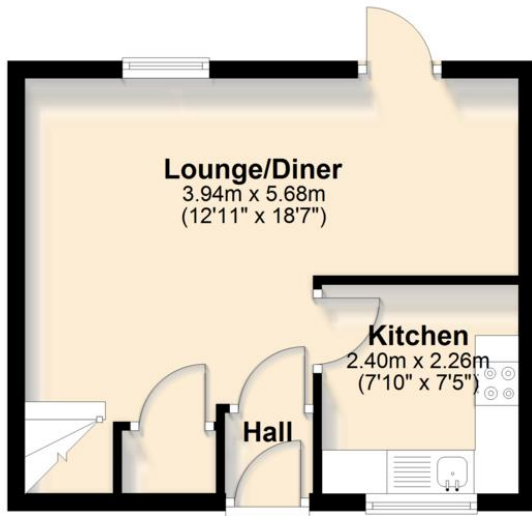
Traditional Construction



# FLOORPLAN

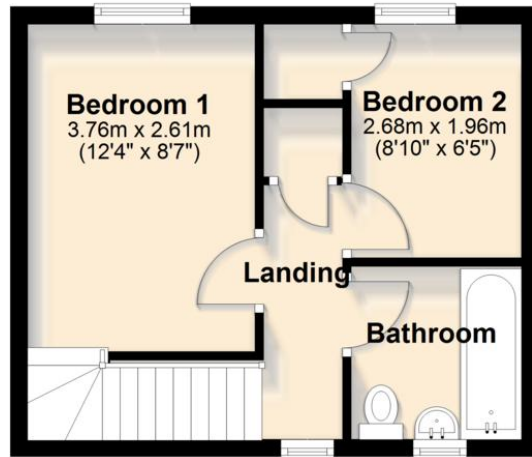
## Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



## First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 sq. feet)



### CONTACT

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