



Clearview, Bittaford, Ivybridge, PL21 0EF

Guide Price
£450,000- £460,000



MILLINGTON TUNNICLIFF

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1



D



EPC

75



FULL DESCRIPTION

Clearview is located off a private road within the heart of Bittaford and enjoys panoramic southerly view towards the railway viaduct and the Erme estuary in one direction and Western Beacon in the other. The property has been expertly converted, renovated and modernised from what was a bungalow to provide this fabulous detached home which can provide flexible living allowing for the self containment of the upper floor. Accommodation comprises a standout open plan living/dining/kitchen, utility, bedroom and bathroom on the lower floor with master bedroom suite and bathroom utilising the entire upper floor. The house is Upvc double glazed, gas centrally heated and there is a wood burner. There are low maintenance gardens, a wonderful composite decked southerly facing terrace and parking at front. EPC C 75.

GROUND FLOOR

OPEN PLAN LIVING/DINING/KITCHEN 13' 8" x 38' 0" (4.17m x 11.60m)

An open plan room which benefits from a southerly aspect and outlook with wonderful elevated views. The room has undergone a complete transformation and now enjoys the main living area at one end with a wood burner as its centrepiece and the kitchen at its other. There are two sets of patio doors from the front of the house and the kitchen is stacked with numerous base units, wall cupboards and work surfaces to include an island and breakfast bar. Integrated appliances include a dishwasher, fridge/freezer, microwave and whilst not integrated the freestanding range cooker will be part of the sale.

UTILITY ROOM

10' 5" x 7' 4" (3.18m x 2.25m)

With matching units to the kitchen, washing machine, sink with single drainer, boiler cupboard housing gas central heating boiler, Upvc double glazed window to rear and door to exterior.

INNER HALL

Doors to the bedroom, bathroom and stairwell which allows for the self containment of the upper floor.

BATHROOM/WC

A modern 4 piece suite to include an enclosed shower enclosure, bath with shower attachment, low level WC and wash basin. The bathroom has been finished with attractive modern tiling and a chrome heated towel rail. Upvc double glazed window to rear.

BEDROOM 2

10' 8" x 14' 6" (3.26m x 4.44m)

With two Upvc double glazed windows to rear, Upvc door to exterior, built in wardrobes.

FIRST FLOOR

DRESSING AREA

8' 2" x 9' 1" (2.50m x 2.77m)

Open plan to bedroom suite, numerous eaves storage cupboards.

MASTER BEDROOM

10' 6" x 14' 7" (3.22m x 4.47m)

A fabulous room with sloping ceiling to reflect the roofline, two skylight windows to front, built in wardrobes and storage.

BATHROOM SUITE

9' 3" x 7' 7" (2.83m x 2.32m)

A fabulous room again with ceiling reflecting the roofline, freestanding bath, floating wash basin low level WC and tiled shower enclosure. Skylight window to front.



EXTERIOR

The property is approached off a shared private road. There is off road parking for a number of vehicles at front. There is a secure gate from the parking area which leads to steps rising to the main entrance. At front there is a fabulous composite decked area enjoying a delightful southerly outlook as far as the Erme Estuary. There is access on both sides of the house to lead to a low maintenance garden with pergola to one side, a further private seating area and two store sheds to the other side.

TENURE

Freehold.

COUNCIL TAX

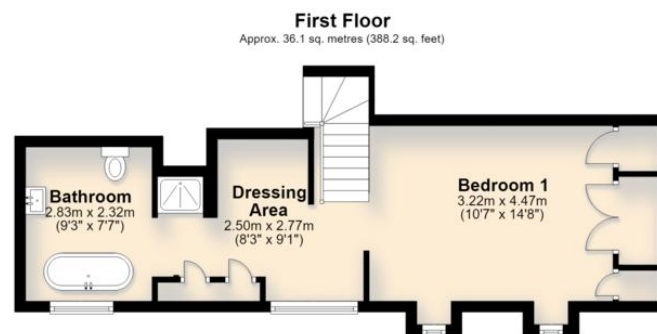
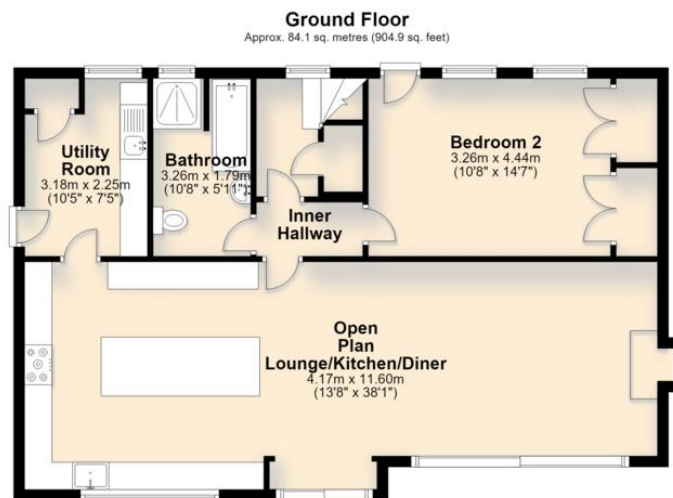
Band D.

ADDITIONAL INFORMATION

The house has mains electric, gas, water and drainage. Internet is wireless. The house is of conventional cavity block construction with a loft conversion having been done in 2022, all signed off with Building Control.



FLOORPLAN



Total area: approx. 120.1 sq. metres (1293.1 sq. feet)

CONTACT

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