



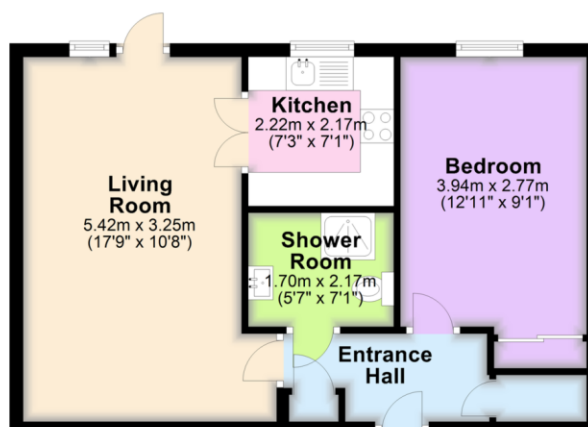
**12 Grosvenor Court, Western  
Road, Ivybridge, Devon,  
PL21 9GH  
Asking Price Of £135,000**

  
MILLINGTON TUNNICLIFF

# 12 Grosvenor Court, Western Road, Ivybridge, Devon, PL21 9GH

## FLOORPLAN

**Ground Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 45.5 sq. metres (489.5 sq. feet)



1



1



1



A



C  
70



489.5  
SQFT

## Asking Price Of £145,000

### SUMMARY

A rare opportunity to purchase a modern flat which forms part of Grosvenor Court. Grosvenor Court is a purpose built McCarthy and Stone development with age restriction located within the heart of Ivybridge. Accommodation comprises a self contained entrance hall, living room, kitchen, double bedroom and shower room on the ground floor with entrance off the communal hall and unusually from the rear as well. There is electric heating and Upvc double glazing. Communal facilities include gardens, parking, a laundry and residents lounge. EPC C 70.

### CONTACT

19 Fore Street, Ivybridge,  
Devon, PL21 9AB

### EMAIL

[info@millingtontunnicliff.co.uk](mailto:info@millingtontunnicliff.co.uk)

### TEL

01752 896020

[www.millingtontunnicliff.co.uk](http://www.millingtontunnicliff.co.uk)

Located Within The Heart Of Ivybridge | EPC C 70 |  
Communal Facilities | Spacious Living Room | Shower Room  
| Economy 7 Heating | Upvc Double Glazing | Direct Access  
To Gardens | Forming Part Of McCarthy And Stone Retirement  
Living | 1 Bedroom Purpose Built Flat