



**6 Wood Park,
Ivybridge,
Devon, PL21
0PP**

**Offers In Excess of
£400,000**



MILLINGTON TUNNICLIFF

6 Wood Park, Ivybridge, Devon, PL21 0PP



4



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EPC

74

FULL DESCRIPTION

A fabulous 4 bedroom detached house with garage conversion, set within this popular cul de sac on the eastern side of Ivybridge, convenient for local schooling. The house is beautifully presented and offers an entrance hall, living room, integrated kitchen/diner, snug and office on the ground floor, together with landing, the 4 bedrooms and modern bathroom/WC on the first floor. The house has Upvc double glazing, gas central heating, a double width driveway allowing for off road parking and an enclosed mainly lawned rear garden. EPC C 74.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, stairs to first floor, Upvc double glazed window to side.

LIVING ROOM

13' 1" x 12' 4" (3.99m x 3.76m)

Upvc double glazed box bay window to front, wooden decorative mantel, radiator.

CLOAKROOM

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

KITCHEN/DINER

19' 7" x 8' 9" (5.97m x 2.68m)

Upvc double glazed window and French doors to rear garden, modern range of base units, wall cupboards and work surfaces, integrated oven, hob, extractor, microwave, gas central heating boiler, feature enamel sink unit.

SNUG

7' 10" x 7' 7" (2.40m x 2.33m)

Upvc double glazed window and door to rear

garden, sliding door to:

OFFICE

11' 8" x 7' 4" (3.56m x 2.25m)

Upvc double glazed window to front, built in storage.

FIRST FLOOR

LANDING

Upvc double glazed window to side, airing cupboard housing hot water cylinder.

BEDROOM 1

16' 4" x 7' 4" (5.00m x 2.25m)

Upvc double glazed windows to front and rear, radiator, access to secondary loft.

BEDROOM 2

12' 11" x 8' 7" (3.94m x 2.63m)

Upvc double glazed window to rear, radiator.

BEDROOM 3

9' 10" x 9' 5" (3.00m x 2.89m)

Upvc double glazed window to front, radiator.

BEDROOM 4

9' 6" x 6' 3" (2.90m x 1.93m)

Upvc double glazed window to front, radiator, bulkhead store cupboard.

BATHROOM/WC

With bath served by shower unit over, low level WC and wash basin. Upvc double glazed window to side.

EXTERIOR

The house has a double width driveway at front allowing for off road parking and the front garden is mainly lawned. At rear there is a paved patio off the kitchen and snug, which in turn leads to a mainly lawned enclosed garden. There is a summerhouse and timber shed.



TENURE
Freehold.

COUNCIL TAX
Band D.

PROPERTY INFORMATION

Mains Gas

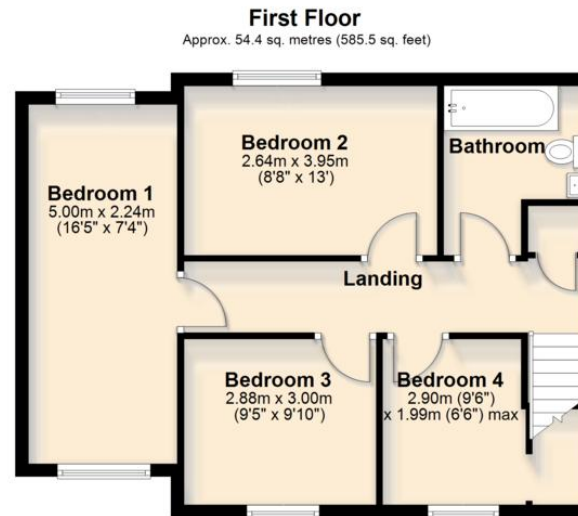
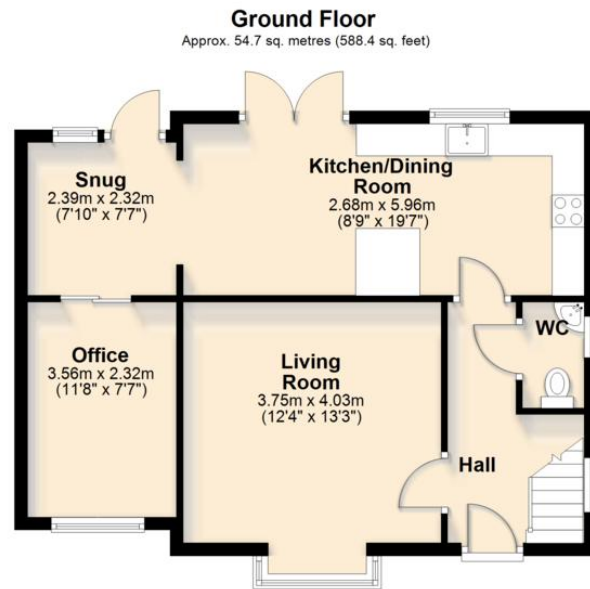
Mains Electric

Mains Water & Drainage

Broadband Connected To The Property



FLOORPLAN



Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

CONTACT

19 Fore Street, Ivybridge, Devon,
PL21 9AB

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



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