



**3 Belmont
Road,
Ivybridge,
PL21 9DS**

Asking Price Of
£215,000




MILLINGTON TUNNICLIFF

3 Belmont Road, Ivybridge, PL21 9DS



3



1



2



B



EPC

60



FULL DESCRIPTION

A charming 3 bedroom character cottage with accommodation laid over 3 floors and located centrally within Ivybridge. The house has a porch, living room and bathroom on the ground floor, together with dining room, kitchen and conservatory/sun room on the lower ground floor and the 3 bedrooms on the upper floor. The house is Upvc double glazed and gas centrally heated. Externally there is a southerly facing garden. No chain. EPC D 60.

GROUND FLOOR

ENTRANCE PORCH

Door to living room.

LIVING ROOM

14' 3" x 13' 2" (4.35m x 4.02m)

Double aspect with Upvc double glazed windows to front and rear, fireplace, lobby area and stairs to first floor and falling to lower ground floor.

BATHROOM/WC

8' 8" x 8' 7" (2.66m x 2.63m)

Upvc double glazed window to rear, bath, wash basin and low level WC, cupboard housing gas central heating boiler.

LOWER GROUND FLOOR

DINING ROOM

13' 3" x 12' 2" (4.05m x 3.71m)

Stairs to upper floor, stone faced fire breast with wood burner, under stair storage.

KITCHEN

8' 7" x 8' 7" (2.62m x 2.62m)

Upvc double glazed window to rear and window to side. Older range of base units and work

surfaces. double drainer sink unit.

CONSERVATORY/SUN LOUNGE

15' 5" x 5' 9" (4.71m x 1.76m)

Upvc double glazed windows and French doors to garden.

FIRST FLOOR

LANDING

BEDROOM 1

14' 5" x 9' 5" (4.40m x 2.88m)

Upvc double glazed windows to front and rear, fireplace, radiator.

BEDROOM 2

10' 9" x 6' 11" (3.28m x 2.12m)

Upvc double glazed window to front, radiator, small cupboard.

BEDROOM 3

8' 6" x 8' 7" (2.60m x 2.63m)

Upvc double glazed window to rear, wash basin, radiator.

EXTERIOR

The house has a good size southerly facing rear garden with timber shed and block built shed.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

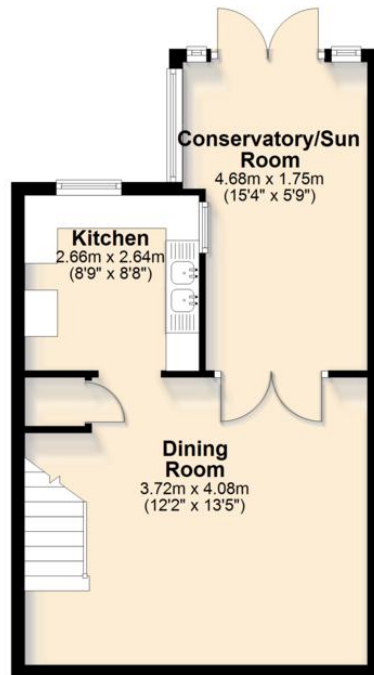
Mains water, drainage, gas and electric. We await confirmation of the internet connection.



FLOORPLAN

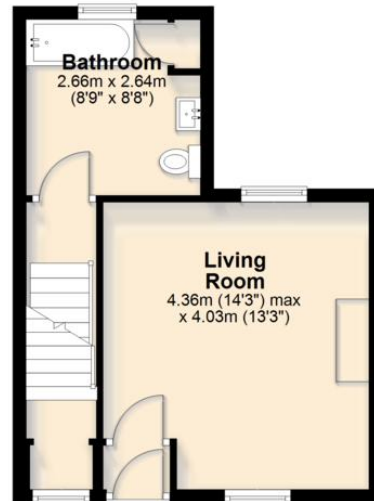
Lower Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



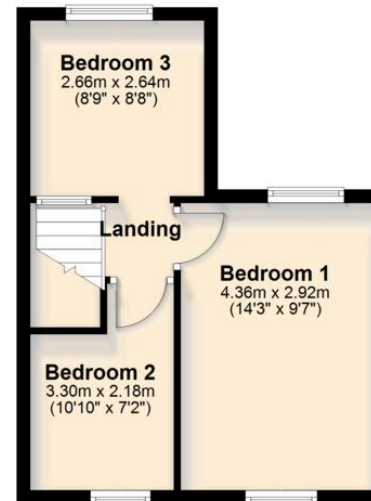
Ground Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



Total area: approx. 102.5 sq. metres (1103.5 sq. feet)

CONTACT

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