19a Glanvilles Mill, Ivybridge, Devon, PL21 9PS

Guide Price
£144,950

MILLINGTON TUNNICLIFF

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EPC

TBC

FULL DESCRIPTION

A fabulous first floor conversion within Glanvilles Mill of what were former purpose built offices with prime views over The River Erme. The property has been converted to a high specification with accommodation comprising an entrance hall, open plan living/dining/kitchen area with Juliet balcony, double bedroom and modern shower room. The kitchen is integrated and the flat is Upvc double glazed and has electric heating. There is communal parking at rear. No chain. EPC TBC.

GROUND FLOOR

COMMUNAL ENTRANCE
Approached of both the Glanvilles Mill shopping area and the car park giving access to flats 1,2,3,4 & a first floor office.

FIRST FLOOR

COMMUNAL LANDING
With Upvc double glazed windows and skylight windows.

SELF CONTAINED ENTRANCE HALL

BEDROOM
11' 5" x 9' 2" (3.50m x 2.80m)
Upvc double glazed window.

SHOWER ROOM/WC
7' 5" x 6' 5" (2.28m x 1.96m)
Modern suite comprising shower, low level WC and wash basin.

LIVING/DINING AREA
15' 4" x 11' 3" (4.69m x 3.44m)
Double aspect with Upvc double glazed windows and French doors with Juliet balcony overlooking The River Erme. An open plan area connecting with:

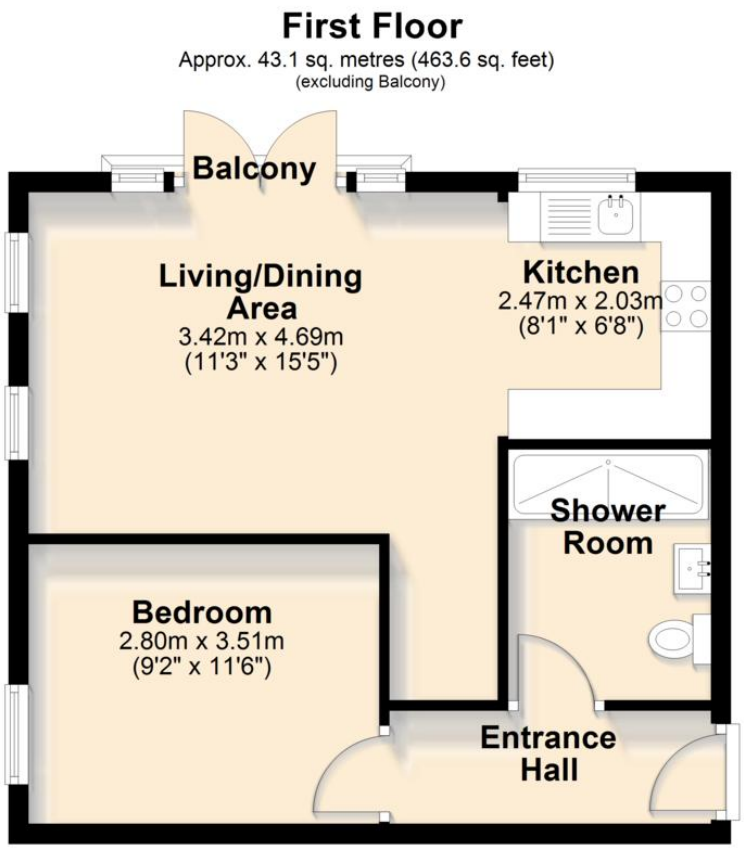
KITCHEN AREA
8' 1" x 6' 7" (2.48m x 2.02m)
Upvc double glazed windows overlooking The River Erme, modern range of base units and work surfaces, integrated oven, hob, extractor, washer/dryer, fridge/freezer and dishwasher.

EXTERIOR
There is parking at rear on a first come first served basis.

TENURE
The property will be sold with a new 999 year lease. The ground rent will be zero and the annual service charge is envisaged to be £1,137 which represents 18.35% of the whole.

COUNCIL TAX
The Council Tax has yet to be affirmed, but we anticipate that this will be band A.

FLOORPLAN



Total area: approx. 43.1 sq. metres (463.6 sq. feet)

CONTACT

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