



**Sunnyside,
Chapel Street,
Ermington,
Ivybridge,
PL21 9ND**

**Offers In Region Of
£450,000**



MILLINGTON TUNNICLIFF

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Chapel Street,
Ermington,
Ivybridge,
PL21 9ND



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EPC

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SQM

FULL DESCRIPTION

ENTRANCE HALL

Entered via a double glazed stable door into the hall, radiator, door to the kitchen/dining room.

KITCHEN/DINING ROOM

19' 1" x 17' 11" (5.84m x 5.47m)

A spacious room benefitting from a matching range of base and eye level units with worktop space over, single drainer sink unit with mixer tap, space for gas or electric cooker, space for fridge and separate freezer, integrated dishwasher, plumbing for washing machine, tiled flooring, double glazed windows to the front and side elevation, two radiators, two light tunnels, door leading to bedroom 2, door leading to the inner hallway.

BEDROOM 2

14' 10" x 13' 1" (4.54m x 3.99m)

Double glazed door leading to the side garden, double glazed window to the side garden, Velux window, built in wardrobes offering ample hanging space and shelving, two radiators, door to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a three piece white suite to include tiled shower cubicle with electric shower and glass door, low level WC, pedestal wash hand basin, radiator, extractor fan.

INNER HALLWAY

Doors leading to the remaining bedrooms and bathroom, door to the lounge, access to the loft space, radiator, tiled flooring.

BEDROOM 1

12' 9" x 12' 8" (3.89m x 3.88m)

Double glazed window to the front elevation, built in wardrobes offering ample hanging space

and shelving, radiator, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite to include, enclosed shower cubicle, pedestal wash hand basin, low level WC, frosted double glazed window to the side elevation, radiator.

BEDROOM 3

10' 5" x 8' 6" (3.20m x 2.60m)

Double glazed window to the side elevation, radiator.

LOUNGE

11' 8" x 22' 9" (3.57m x 6.94m)

A dual aspect room with double glazed windows to the side and rear elevations overlooking the garden, radiator, feature electric wood-burner effect stove with timber lintel and hearth, tiled flooring, door to the utility/boiler room.

UTILITY/BOILER ROOM

5' 0" x 7' 10" (1.53m x 2.41m)

Double glazed window to the side elevation, wall mounted gas combination boiler serving the hot water and central heating system, shelving to both sides, space for tumble dryer.

CONSERVATORY

7' 2" x 13' 3" (2.19m x 4.05m)

A double glazed conservatory with polycarbonate roof and double glazed windows to three sides, double glazed French doors providing access to the rear garden, radiator.

BATHROOM

Fitted with a three piece suite to include panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, frosted double glazed window to the side elevation.



OUTSIDE

The property is approached via a tarmacadam driveway which provides off road parking for several vehicles. To the front of the bungalow there is a raised lawned area which extends around the side of the property. A side gate provides access to the pathway which leads around to the rear garden. The rear garden has been designed with low maintenance in mind with patio slabs and raised borders. Within the garden there is a useful storage shed. The garden offers a southerly facing aspect and a good degree of privacy.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band D

Mains Water & Drainage

Mains Electric

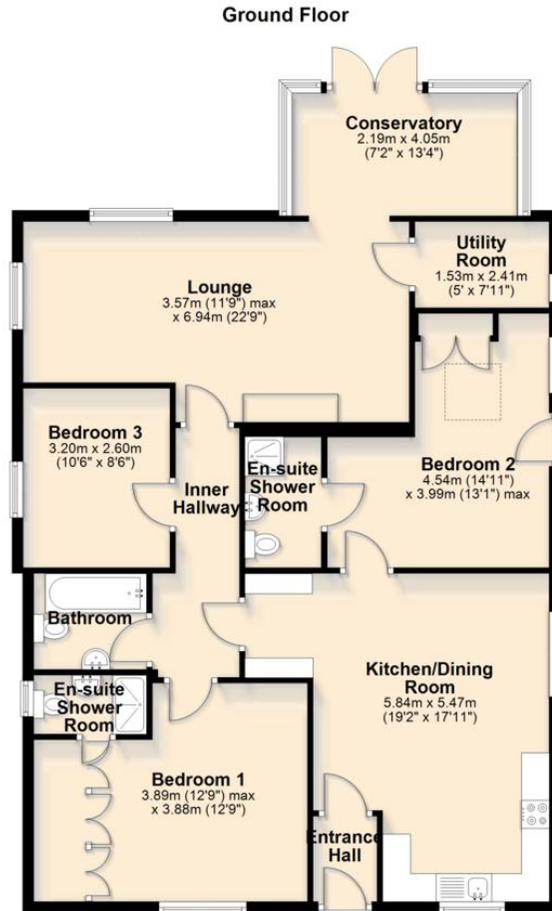
Mains Gas

BT Broadband Connected To The Property

Driveway Parking



FLOORPLAN



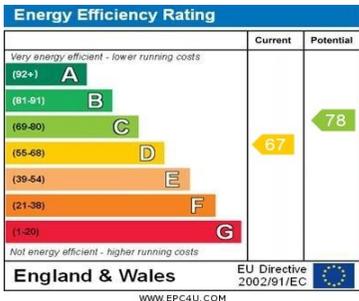
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