



**3 Fairway
Avenue,
Ivybridge,
PL21 9HZ**

**Offers Over
£270,000**




MILLINGTON TUNNICLIFF

3 Fairway Avenue, Ivybridge, PL21 9HZ



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FULL DESCRIPTION

PROPERTY DESCRIPTION

Located just off Woodlands Road and within easy walking distance of The Spinney Park, this well-maintained three-bedroom semi-detached home offers bright and spacious accommodation throughout. The property comprises an entrance hallway, a light and airy lounge/diner, fitted kitchen, utility area and ground floor WC. To the first floor are three good-sized bedrooms and a shower room. Outside, there are attractive front and rear gardens enjoying a sunny aspect, along with a garage situated nearby in a block. Presented in excellent condition throughout, this is an ideal home for a range of buyers and early viewing is highly recommended.

ENTRANCE HALL

Entered via a double glazed door into the spacious hallway, doors leading to the lounge/diner, kitchen, downstairs WC and utility room, stairs rising to the first floor accommodation, radiator.

LOUNGE/DINER

20' 10" x 9' 10" (6.37m x 3.02m)

Double glazed window to the front elevation, radiator, double glazed French doors leading out to the rear garden, electric woodburning effect fireplace with surround and inset lighting, door to the kitchen.

KITCHEN

8' 9" x 12' 0" (2.69m x 3.68m)

Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with mixer tap, integrated dishwasher, built in eye level electric oven and microwave oven, four ring gas hob with extractor hood over, double glazed window to

the rear elevation overlooking the rear garden, double glazed door leading out to the rear garden, door to the entrance hallway, radiator.

DOWNSTAIRS WC

Fitted with a modern two piece suite to include low level WC and wash hand basin with storage underneath, radiator, double glazed window to the front elevation.

UTILITY AREA

Plumbing for washing machine, space for fridge and separate freezer, electricity meters.

FIRST FLOOR LANDING

Doors leading to the bedrooms and the shower room. Door to the airing cupboard housing the gas combination boiler serving the hot water and central heating system, access to the loft space.

BEDROOM 1

15' 0" x 9' 1" (4.58m x 2.79m)

Double glazed window to the front elevation, radiator.

BEDROOM 2

11' 10" x 10' 1" (3.63m x 3.09m)

Full height double glazed window to the front elevation, radiator, double doors to built in wardrobe offering ample shelving.

BEDROOM 3

8' 9" x 6' 9" (2.69m x 2.08m)

Double glazed window to the rear elevation, radiator, door to storage cupboard.

SHOWER ROOM

Fitted with a three piece suite to include tiled corner shower cubicle with glass screen, low level WC, pedestal wash hand basin, radiator with built in towel rail, frosted double glazed window to the rear elevation, extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with a pathway leading to the front entrance door. The rear garden is fully enclosed and positioned on a level plot. There is a patio area leading from the lounge/diner and the kitchen to a further lawned area. Within the garden there is a useful garden shed and there is access around the side of the property. The garden offers a westerly facing aspect and enjoys the majority of the sun throughout the day and into the evening. The garage is located in a nearby block, with a metal up and over door and recently replaced roof.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band B

Mains Gas & Electric

Mains Water & Drainage

Fibre Broadband Connected To The Property

On Road Parking & Garage In A Block

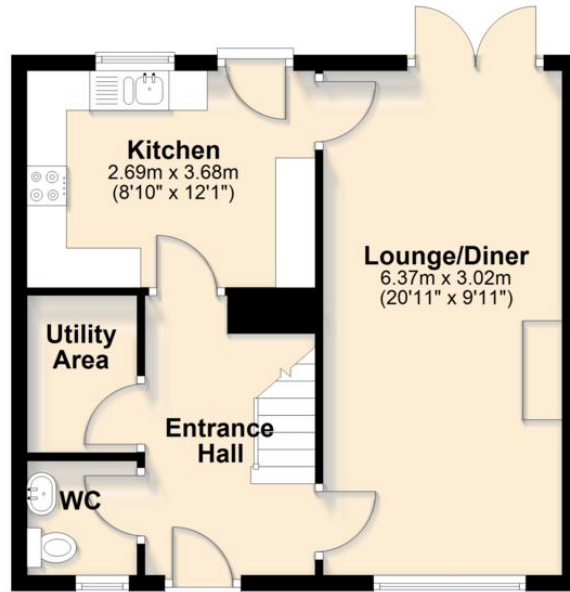
Traditional Construction



FLOORPLAN

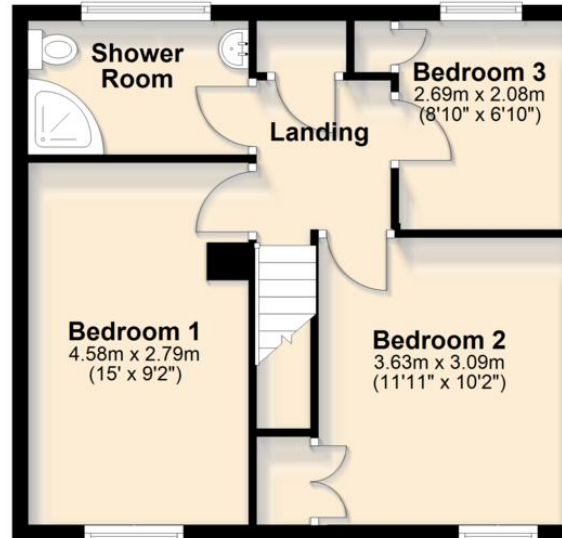
Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 86.5 sq. metres (930.8 sq. feet)

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