



**4 Tollbar
Close,
Ivybridge,
PL21 0JW**

**Guide Price
£389,950**




MILLINGTON TUNNICLIFF

4 Tollbar Close, Ivybridge, PL21 0JW



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EPC

68



107
SQM

FULL DESCRIPTION

ENTRANCE HALL

Entered via a double glazed door leading into the hallway, stripped wooden flooring, door to the lounge and downstairs WC, stairs rising to the first floor accommodation.

LOUNGE

15' 0" x 12' 9" (4.59m x 3.91m)

Double glazed window to the front elevation, feature living flame effect gas fireplace with limestone surround, radiator, solid wood flooring, opening into the dining room.

DINING ROOM

12' 3" x 11' 2" (3.74m x 3.41m)

Double glazed sliding patio doors leading to the rear garden, radiator, door to the kitchen.

KITCHEN

11' 10" x 8' 9" (3.63m x 2.67m)

Fitted with a matching range of modern base and eye level units with worktop space over, one and a half bowl sink unit with drainer and mixer tap, built in slim-line dishwasher, free standing washing machine, eye level electric oven with microwave oven above, corner four ring gas hob with extractor hood over, integrated fridge/freezer, tiled flooring, heated towel radiator, double glazed windows to the side and rear elevation, double glazed door to the rear providing access to the rear garden.

DOWNSTAIRS WC

Fitted with a modern two piece suite to include low level WC and wash hand basin, tiled splashbacks, door to under-stairs storage cupboard, frosted double glazed window to the side elevation.

FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom, door to the airing cupboard housing the gas central heating boiler, access to the loft space.

BEDROOM 1

11' 8" x 10' 7" (3.58m x 3.24m)

Double glazed window to the rear elevation, radiator, a range of built in wardrobes offering ample hanging space and shelving, door to the en-suite.

EN-SUITE BATHROOM

Formerly bedroom 4, the room has now been converted into an en-suite bathroom. The room has been fitted with a four piece suite to include corner shower enclosure with glass screen, two pedestal wash hand basins, low level WC, chrome heated towel rail, full height tiling to all walls, frosted double glazed window to the rear elevation.

BEDROOM 2

13' 7" x 10' 7" (4.16m x 3.24m)

Double glazed window to the front, radiator.

BEDROOM 3

10' 7" x 9' 3" (3.24m x 2.84m)

Double glazed window to the front elevation, radiator.

OUTSIDE

The property is approached via the driveway, which provides off road parking for two vehicles to the front. The driveway extends down the side of the property and leads to the garage. To the rear of the property there is a generously sized garden. There is a patio area which is accessed from the kitchen and dining room, which in turn leads to the lawned garden which is arranged over two tiers. The lawn extends around to the side of the property and lends itself to extending the accommodation, subject to the necessary planning consents. The



garden is fully enclosed and features a selection of mature shrubs, trees and bushes. Within the garden, you will find the detached single garage, which has a metal up and over door and glazed window to the side.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band E

Mains Water & Drainage

Mains Gas & Electric

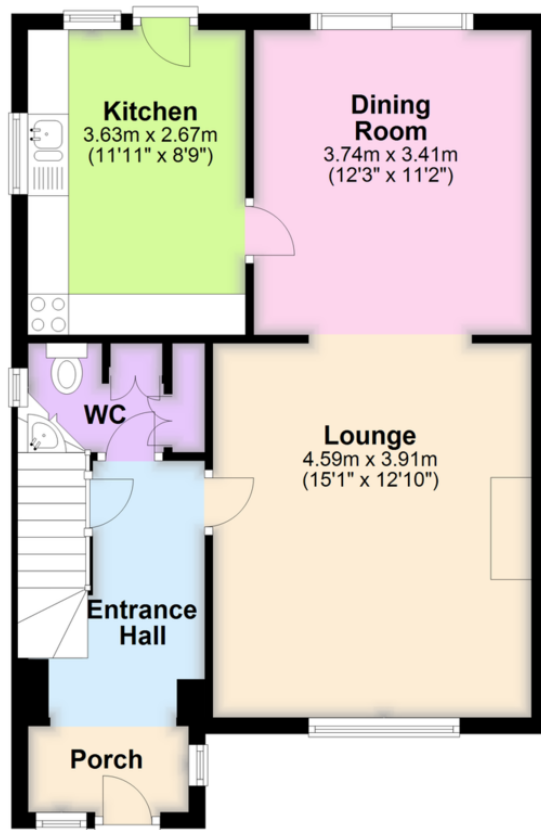
Garage & Parking

Broadband Connected To The Property

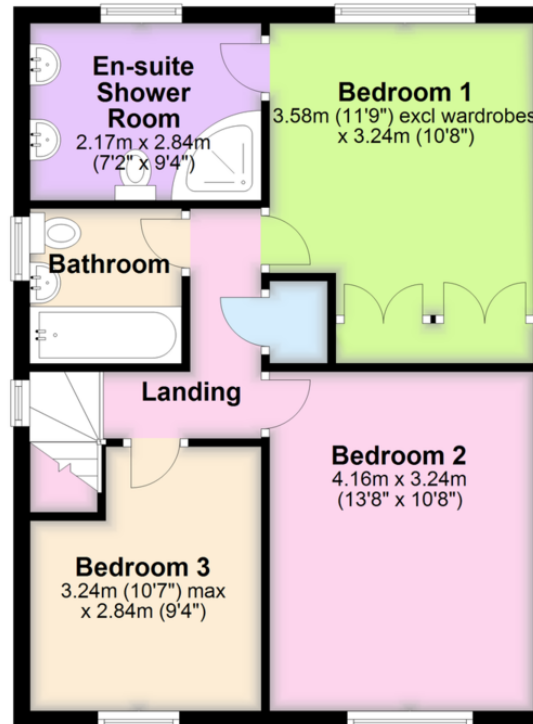


FLOORPLAN

Ground Floor



First Floor



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