



**5 Gransmore
Walk,
Ermington,
Ivybridge,
PL21 9FR**

Guide Price
£475,000



5 Gransmore Walk, Ermington, Ivybridge, PL21 9FR



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83



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

Entrance door, stairs to first floor, built in cupboard.

CLOAKROOM

Low level WC and wash basin, extractor.

STUDY

6' 11" x 6' 0" (2.11m x 1.85m)

Upvc double glazed window to front.

MAIN LIVING ROOM

16' 6" x 12' 0" (5.05m x 3.68m)

Upvc double glazed window to front, feature fireplace.

LIVING/DINING/KITCHEN

27' 7" x 15' 10" (8.43m x 4.83m)

(Maximum) An L shaped room with utility area off and having a feature bay window. Upvc double glazed windows to rear and French doors to the balcony. Modern range of base units, work surfaces and integrated oven, hob and extractor.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM 1

12' 7" x 11' 8" (3.86m x 3.56m)

Double aspect with Upvc double glazed windows to front and side, built in wardrobes.

EN SUITE SHOWER/WC

With modern suite comprising shower cubicle, low level WC and wash basin.

BEDROOM 2

12' 4" x 12' 4" (3.78m x 3.76m)

Upvc double glazed windows to front, built in wardrobes.

BEDROOM 3

10' 11" x 10' 5" (3.35m x 3.18m)

Upvc double glazed window to rear.

BEDROOM 4

10' 2" x 9' 8" (3.12m x 2.97m)

Upvc double glazed window to rear.

FAMILY BATHROOM/WC

With modern matching suite comprising bath, wash basin and low level WC. Upvc double glazed window to rear.

EXTERIOR

There is a front garden. At rear there is a level mainly lawned garden with steps rising to a feature decked balcony with southerly aspect approached directly off the kitchen.

GARAGE

19' 3" x 9' 10" (5.89m x 3.00m)

A single garage with up and over door. The garage is located at the back of the properties garden and has parking in front of it.

TENURE

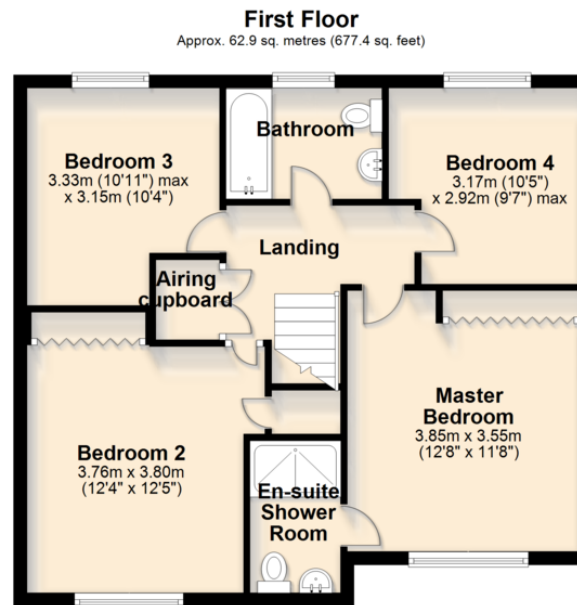
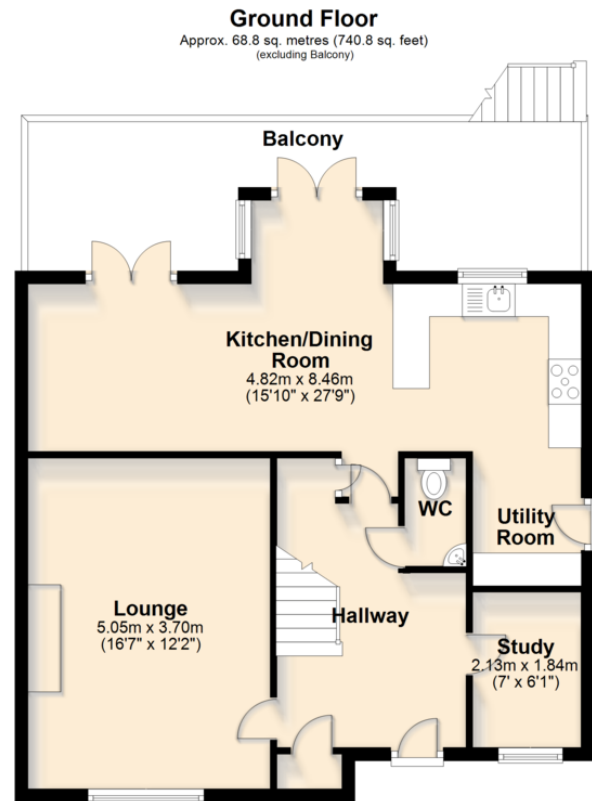
Freehold.

COUNCIL TAX

Band E.



FLOORPLAN



Total area: approx. 131.8 sq. metres (1418.3 sq. feet)

DIRECTIONS

CONTACT

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