



6 The Pippins, Ivybridge, PL21 9TL

Guide Price
£565,000



MILLINGTON TUNNICLIFF

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EPC

TBC

FULL DESCRIPTION

A fabulous 4 bedroom detached house with 2 storey extension to the front to increase the size of the main reception room and master bedroom. The house is set on a level corner plot within this sought after cul de sac on the western side of Ivybridge with private westerly facing garden. Accommodation comprises an entrance hall, cloakroom, study, living room and kitchen/dining/utility room across the back of the house on the ground floor, together with landing, the 4 bedrooms and two 4 piece bathrooms on the upper floor, one of which is en suite of course. There is parking at front leading to the double garage and substantial workshop. The gardens are on two sides with lawn and patio. The house is Upvc double glazed and gas centrally heated. No chain. EPC C 71.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door with windows to side, gas and electric meter cupboard, stairs to first floor, built in store cupboard.

STUDY

9' 9" x 8' 1" (2.99m x 2.48m)

Upvc double glazed window to front, radiator.

CLOAKROOM

Upvc double glazed window to side, low level WC and wash basin, built in cupboard.

LIVING ROOM

21' 8" x 12' 0" (6.61m x 3.66m)

Upvc double glazed window to front, radiator, communicating doors to:

KITCHEN/DINING/UTILITY ROOM

26' 7" x 9' 3" (8.11m x 2.83m)

(Minimum) A substantial room going across the back of the house with an L shape providing an open plan utility area and all with underfloor heating. The kitchen is modern and part integrated with 5 ring gas hob with extractor over, double oven and dish washer. There is a single drainer one and a half bowl sink with mixer tap, skirting lighting. Upvc double glazed windows and patio doors to side and rear, gas central heating.

FIRST FLOOR

LANDING

BEDROOM 1

19' 6" x 12' 0" (5.96m x 3.66m)

Upvc double glazed window to front, radiator.

EN SUITE BATHROOM/WC

8' 5" x 7' 8" (2.58m x 2.34m)

A 4 piece en suite with shower, bath, wash basin and low level WC, Upvc double glazed window to side.

BEDROOM 2

12' 4" x 9' 0" (3.76m x 2.76m)

Built in wardrobes, Upvc double glazed window to rear.

BEDROOM 3

12' 0" x 7' 4" (3.66m x 2.24m)

Built in wardrobe, Upvc double glazed window to rear, radiator.



BEDROOM 4

10' 10" x 7' 6" (3.32m x 2.30m)

Upvc double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM

7' 9" x 7' 1" (2.37m x 2.17m)

A modern 4 piece suite comprising bath, wash basin, low level WC and shower cubicle. Upvc double glazed window to side.

EXTERIOR

The house sits on a corner plot with large driveway allowing for off road parking which leads to the double garage. at rear there is a mainly westerly facing garden with large patio and lawn. There is a timber store shed.

DOUBLE GARAGE

16' 6" x 15' 4" (5.04m x 4.68m)

Automated roller shutter door, electric laid on and with direct opening to the workshop.

WORKSHOP

14' 9" x 14' 5" (4.51m x 4.41m)

Electric laid on, Upvc window to side and door to garden.

TENURE

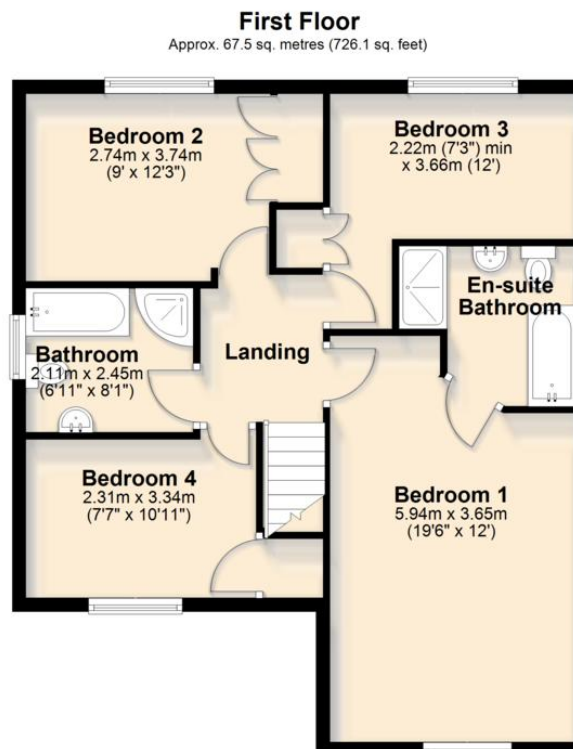
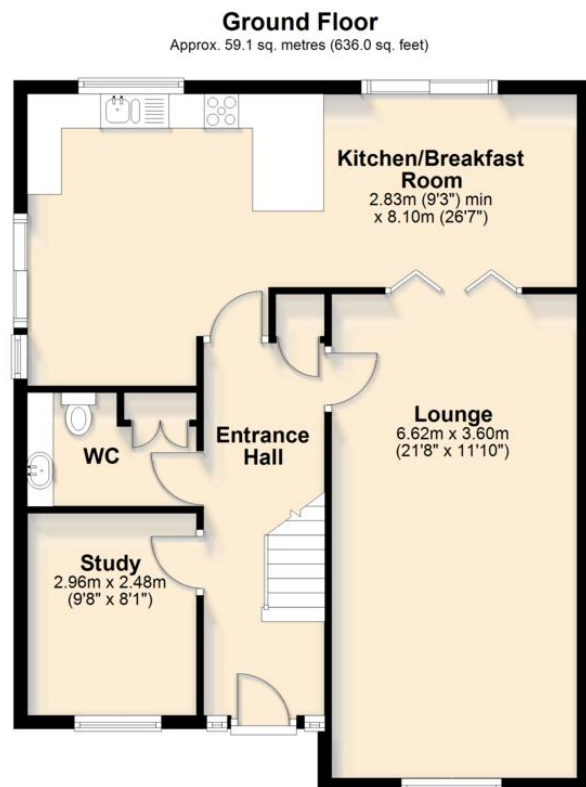
Freehold.

COUNCIL TAX

Band D.



FLOORPLAN



Total area: approx. 126.5 sq. metres (1362.1 sq. feet)

DIRECTIONS

CONTACT

**19 Fore Street, Ivybridge, Devon,
PL21 9AB**

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



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