



**Pound Farm,
Pound Farm
Lane,
Ivybridge,
Devon, PL21
9AE**

Guide Price
£525,000



MILLINGTON TUNNICLIFF

**Pound Farm,
Pound Farm Lane,
Ivybridge, Devon,
PL21 9AE**



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FULL DESCRIPTION

GROUND FLOOR

RECEPTION AND DINING AREA

18' 5" x 9' 3" (5.62m x 2.83m)

Two skylight windows, Upvc double glazed window to rear, slate flagged floor, radiator.

LOBBY

Stairs to first floor, door to:

KITCHEN AREA

16' 7" x 10' 7" (5.07m x 3.25m)

Slate flagged flooring, Upvc double glazed window to front, door to front porch, modern range of base units and work surfaces, single drainer sink unit with mixer tap, dish washer, an open plan room to:

LIVING ROOM

20' 2" x 8' 1" (6.16m x 2.48m)

Upvc double glazed windows to front and side, radiator. Feature Inglenook fireplace with wood burner.

FRONT PORCH

Upvc double glazed windows and entrance door.

BEDROOM 4

19' 9" x 9' 8" (6.03m x 2.95m)

Upvc double glazed window to front, radiator, door to utility and door to:

EN SUITE SHOWER/WC

With shower cubicle, low level WC and wash basin.

UTILITY ROOM

10' 11" x 5' 11" (3.35m x 1.82m)

Upvc double glazed window to side, base unit

with sink over, plumbing for washing machine, skylight window.

REAR PORCH

Door to exterior, steps rising from utility area.

FIRST FLOOR

LANDING

Upvc double glazed window to rear.

BEDROOM 1

13' 3" x 10' 10" (4.04m x 3.31m)

Upvc double glazed window to front, feature fireplace, radiator.

EN SUITE SHOWER/WC

6' 7" x 5' 10" (2.02m x 1.78m)

With shower cubicle, low level WC and wash basin.

BEDROOM 2

14' 1" x 10' 6" (4.31m x 3.22m)

Upvc double glazed window to front, radiator.

BEDROOM 3

10' 6" x 11' 8" (3.22m x 3.57m)

Upvc double glazed window to front, access to loft, radiator.

FAMILY BATHROOM

12' 1" x 8' 0" (3.70m x 2.46m)

Upvc double glazed window to side, bath served by shower over, low level WC and wash basin. Built in store cupboard.

EXTERIOR

The house has a parking forecourt at front leading to the garage. At rear there is a feature level enclosed garden enjoying a remarkable degree of privacy for such a central location with southerly aspect. There is an external WC.



GARAGE

19' 5" x 11' 9" (5.94m x 3.60m)

A timber built garage with automated roller shutter door, door to garden. a lightweight timber partition separates the garage and a workshop of the same depth which can be opened up if required.

TENURE

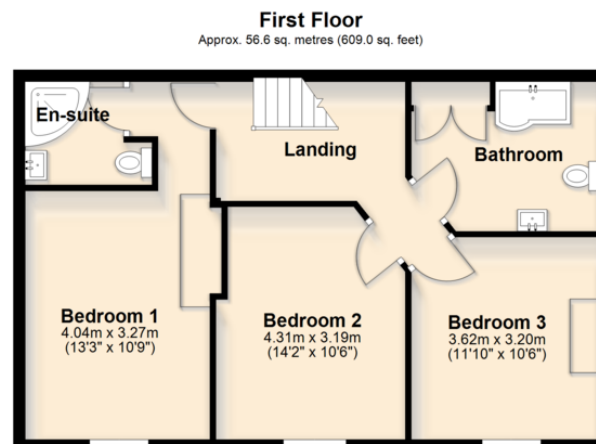
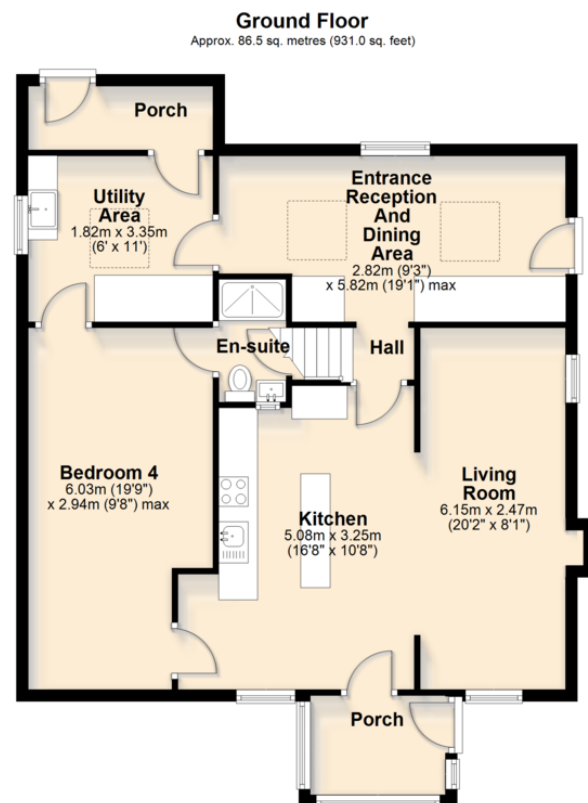
Freehold

COUNCIL TAX

Band D.



FLOORPLAN



Total area: approx. 143.1 sq. metres (1540.0 sq. feet)

DIRECTIONS

CONTACT

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