



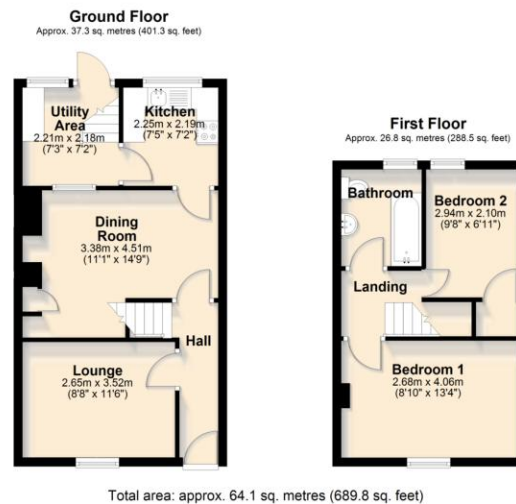
**5 Sunnydale, Bittaford,  
Ivybridge, PL21 0EE**

**Guide Price £155,000**

  
MILLINGTON TUNNICLIFF

# 5 Sunnydale, Bittaford, Ivybridge, PL21 0EE

## FLOORPLAN



## Guide Price £155,000

### SUMMARY

A spacious two-bedroom character cottage enjoying elevated rear views and a generous garden. The property offers excellent potential and would benefit from internal modernisation, making it an ideal first home for buyers seeking a period property in a desirable village location. The accommodation comprises a lounge with feature fireplace, a separate dining room, a kitchen with adjoining utility room, two well-proportioned bedrooms, and a family bathroom. On-street parking is available to the front of the property, while to the rear is a terraced garden providing pleasant outdoor space. The property is offered with no onward chain. EPC C 70

Two Bedroom Cottage | Village Location | Lounge With Feature Fireplace | Separate Dining Room | Kitchen & Adjoining Utility Room | Terraced Rear Garden | Elevated Views To The Rear | Perfect First Time Buyer | Prohibition Notice In Place - Please Ask For Further Information | On Road Parking

#### Prohibition Notice Disclaimer

Please note that this property is currently subject to a Prohibition Notice relating to a number of repair and remedial works that are required to be carried out. The notice restricts the use and/or occupation of the property until the required works have been completed and the notice has been formally lifted by the relevant authority. All interested parties are advised that the existence of this notice may affect the ability to obtain mortgage finance, insurance, or to occupy the property. Prospective purchasers must rely on their own enquiries, surveys, and legal advice and are strongly advised to consult directly with their mortgage lender and any relevant professional advisors before incurring any costs or committing to a purchase. Neither the seller nor the selling agent provides any warranty or representation as to the nature, extent, cost, or timescale of the required works or the conditions for lifting the Prohibition Notice.

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