



15 Claymans Pathway, Woodlands, Ivybridge, PL21 9UZ

Guide Price
£450,000




MILLINGTON TUNNICLIFF

15 Claymans Pathway, Woodlands, Ivybridge, PL21 9UZ



4



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2



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EPC

69

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

Entrance door, oak internal doors and feature bespoke oak stairwell and under stair storage, radiator.

CLOAKROOM

Upvc double glazed window to front, low level WC and wash basin.

LOUNGE

18' 8" x 11' 0" (5.71m x 3.37m)

Upvc double glazed bay window to front with window blinds, feature media wall with illuminated storage shelving and feature electric fire within a glazed housing, oak communicating doors to:

DINING ROOM

12' 1" x 9' 7" (3.69m x 2.94m)

Upvc double glazed French doors to garden, door to:

KITCHEN

16' 8" x 12' 8" (5.10m x 3.87m)

Upvc double glazed window to rear and Patio doors to garden. Rangev of base units and work surfaces, single drainer sink unit with mixer tap, built in oven and hob.

UTILITY ROOM

8' 2" x 4' 9" (2.50m x 1.46m)

Plumbing for washing machine, Upvc double glazed door to exterior, gas central heating boiler.

FIRST FLOOR

LANDING

Radiator, oak internal doors, airing cupboard housing hot water cylinder.

BEDROOM 1

14' 7" x 14' 9" (4.47m x 4.50m)

Upvc double glazed window to front with window blinds.

EN SUITE SHOWER/WC

5' 7" x 5' 8" (1.72m x 1.75m)

Upvc double glazed window to front, low level WC, wash basin and shower cubicle.

BEDROOM 2

11' 0" x 10' 0" (3.37m x 3.06m)

Upvc double glazed window to front with window shutters, bulkhead store cupboard.

EN SUITE SHOWER/WC

6' 9" x 5' 5" (2.06m x 1.67m)

Upvc double glazed window to side, shower, wash basin and low level WC.

BEDROOM 3

13' 3" x 9' 10" (4.06m x 3.00m)

Upvc double glazed window to rear, radiator.

BATHROOM/WC

9' 10" x 5' 6" (3.01m x 1.69m)

Upvc double glazed window to rear, bath, wash basin and low level WC.

BEDROOM 4

10' 7" x 9' 8" (3.24m x 2.96m)

Upvc double glazed window to rear.



EXTERIOR

There is a double width car hardstanding at front. At rear there is an elevated patio approached off both the kitchen and dining room, which in turn leads to an enclosed mainly lawned garden.

GARAGE

16' 11" x 8' 2" (5.17m x 2.50m)

Up and over door, door to side.

TENURE

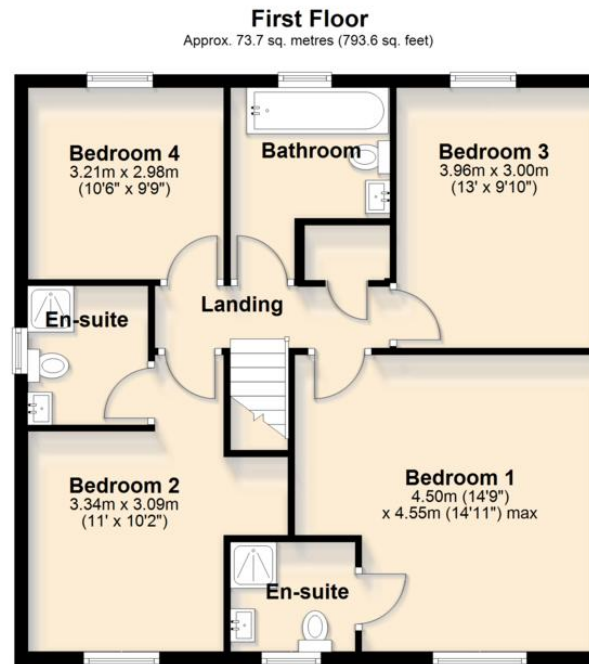
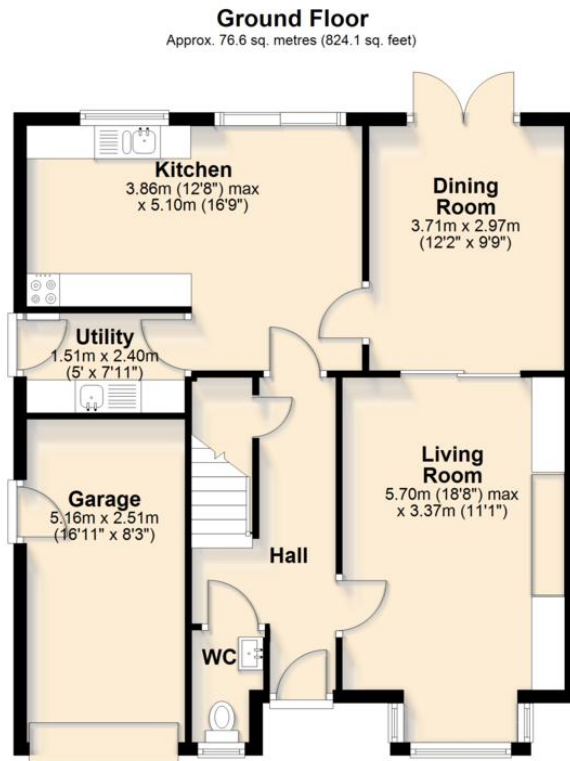
Freehold.

COUNCIL TAX

Band E.



FLOORPLAN



Total area: approx. 150.3 sq. metres (1617.7 sq. feet)

DIRECTIONS

CONTACT

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