



18 Ash Grove, Ivybridge, PL21 0HX

Guide Price
£285,000



MILLINGTON TUNNICLIFF

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1



C



EPC

73



FULL DESCRIPTION

A 3 bedroom link detached house located within this popular cul de sac on the eastern side of Ivybridge. The house offers an entrance hall, living room and kitchen/diner on the ground floor, together with landing, the 3 bedrooms and bathroom/WC on the upper floor. Externally there are gardens at front and rear. There is a small drive leading to the garage with block store behind. The house is Upvc double glazed and gas centrally heated. EPC C 73.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, radiator, stairs to first floor.

LIVING ROOM

14' 3" x 12' 5" (4.36m x 3.81m)

Upvc double glazed window to front, fireplace, under stair store cupboard, door to:

KITCHEN/DINER

15' 6" x 10' 7" (4.74m x 3.23m)

Upvc double glazed window to rear and French doors to garden, range of base units and work surfaces, single drainer one and a half bowl sink with mixer tap, gas cooker range. Radiator.

FIRST FLOOR

LANDING

Access to loft with loft ladder, Upvc double glazed window to side, bulkhead cupboard housing gas central heating boiler.

BEDROOM 1

11' 10" x 9' 4" (3.61m x 2.87m)

Built in wardrobes to full wall width, Upvc double glazed window to rear. Radiator.

BEDROOM 2

11' 3" x 8' 5" (3.43m x 2.57m)

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

BEDROOM 3

8' 1" x 6' 11" (2.48m x 2.12m)

Upvc double glazed window to front, radiator.

BATHROOM/WC

6' 11" x 5' 6" (2.12m x 1.70m)

Upvc double glazed window to rear, bath served by shower unit over, low level WC and wash basin. Radiator.

EXTERIOR

The house has a front garden with driveway leading to the garage. The rear garden is mainly level with south easterly aspect. There is a block store at the back of the garage which leads to the garage and rear garden.

GARAGE

17' 4" x 8' 5" (5.30m x 2.58m)

Up and over door.

COUNCIL TAX

Band C.

TENURE

Freehold.



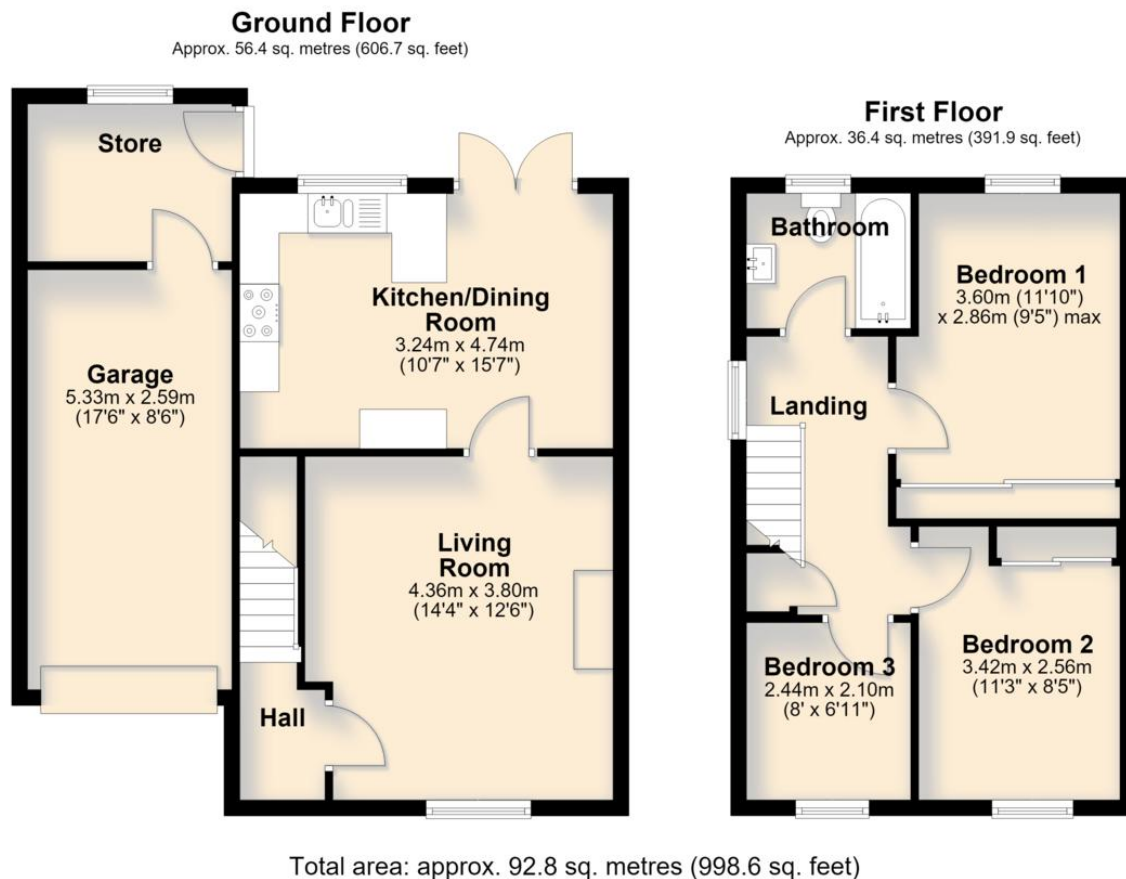
ADDITIONAL INFORMATION

The house has mains gas, electric, water and drainage. We understand the property has cable. The house is of conventional cavity construction under a tile clad roof. There are energy producing PV panels on both the front and rear roof pitches.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



FLOORPLAN



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