



**18 Holman
Way,
Ivybridge,
PL21 9TE**

**Guide Price
£215,000**




MILLINGTON TUNNICLIFF

18 Holman Way, Ivybridge, PL21 9TE



2



1



2



B



EPC

C

71



FULL DESCRIPTION

A 2 double bedroom end terraced house, located within this popular cul de sac on the western side of Ivybridge with a small parkland area at the side of the house. The property has an entrance porch, living room, kitchen/diner and conservatory on the ground floor, together with landing, bathroom/WC and the 2 bedrooms on the upper floor. The house is Upvc double glazed and gas centrally heated. There are gardens at front and rear and an allocated car hardstand. EPC C 71.

GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed window to front and Upvc entrance door.

LIVING ROOM

13' 11" x 11' 10" (4.25m x 3.62m)

Upvc double glazed window to front, stairs to first floor, door to:

KITCHEN/DINER

11' 10" x 8' 0" (3.62m x 2.44m)

Window to rear and door to conservatory. Range of base units and work surfaces, single drainer sink with mixer tap, plumbing for washing machine.

CONSERVATORY

11' 1" x 9' 6" (3.39m x 2.92m)

Upvc double glazed windows and French doors to the garden.

FIRST FLOOR

LANDING

BEDROOM 1

11' 10" x 9' 8" (3.62m x 2.95m)

Upvc double glazed windows to front, bulkhead store cupboard.

BEDROOM 2

11' 10" x 7' 5" (3.61m x 2.28m)

Upvc double glazed window to rear, radiator.

BATHROOM/WC

6' 2" x 5' 5" (1.88m x 1.67m)

Upvc double glazed window to side, bath served by electric shower over, wash basin and low level WC.

EXTERIOR

There are small gardens at front and rear. There is an allocated car hardstand in a block at the left hand side of the house.

COUNCIL TAX

Band B.

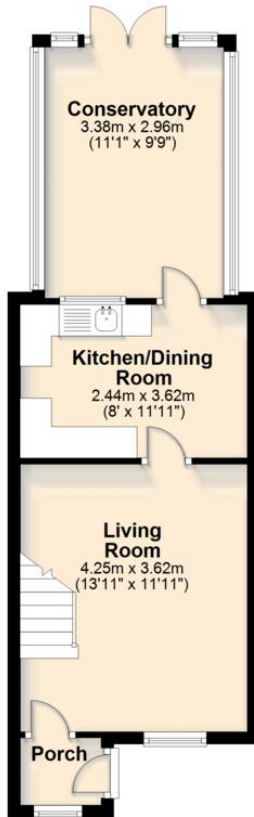
TENURE

Freehold.

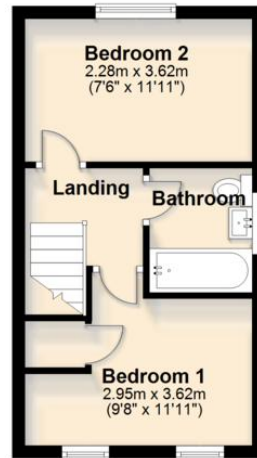


FLOORPLAN

Ground Floor
Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor
Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

CONTACT

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