



**1 Sherwill
Close,
Ivybridge,
PL21 9UW**

Guide Price
£225,000



MILLINGTON TUNNICLIFF

1 Sherwill Close, Ivybridge, PL21 9UW



2



1



1



B



EPC

49



FULL DESCRIPTION

A modern 2 bedroom end terraced house located at the start of this popular cul de sac on the western side of Ivybridge with the driveway and garage being immediately outside. The house offers an entrance hall, living room and kitchen on the ground floor, together with landing, the 2 bedrooms and shower room/WC on the upper floor. The house is Upvc double glazed and gas centrally heated. There is a south and westerly facing garden at rear. EPC E 49.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, stairs to first floor.

LIVING ROOM

13' 8" x 10' 9" (4.19m x 3.29m)

Upvc double glazed window to rear and door to garden.

KITCHEN

9' 9" x 7' 6" (2.98m x 2.30m)

Upvc double glazed window to front, range of base units and work surfaces, single drainer sink with mixer tap, gas cooker point.

FIRST FLOOR

LANDING

Access to loft with loft ladder, Upvc double glazed window to side.

BEDROOM 1

11' 4" x 10' 3" (3.47m x 3.13m)

Upvc double glazed window to front, bulkhead store cupboard and built in wardrobe.

BEDROOM 2

9' 4" x 6' 11" (2.86m x 2.12m)

Upvc double glazed window to rear, radiator.

SHOWER/WC

6' 5" x 6' 3" (1.97m x 1.92m)

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

EXTERIOR

The house has a small front garden, there is a small flower bed at side and at rear there is an enclosed south and westerly facing garden. There is a driveway leading to the garage.

GARAGE

A single garage opposite with up and over door.

COUNCIL TAX

Band B.

TENURE

Freehold.

ADDITIONAL INFORMATION

The property has mains electric, gas, water and drainage. The property is connected to cable. The house is of cavity block and brick under a conventional pitched tile clad roof.



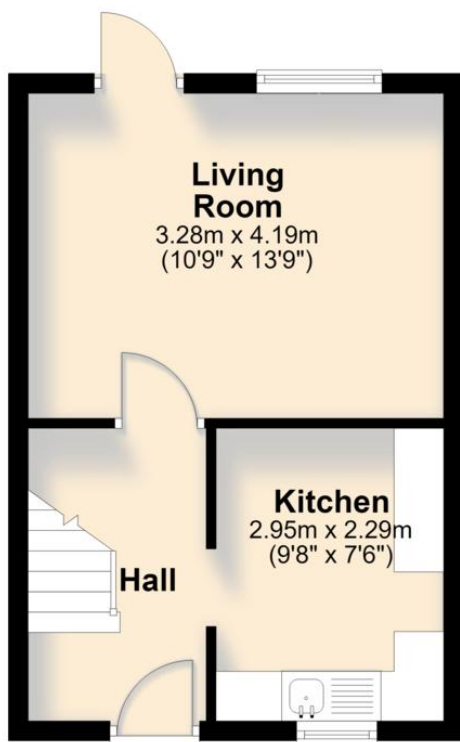
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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

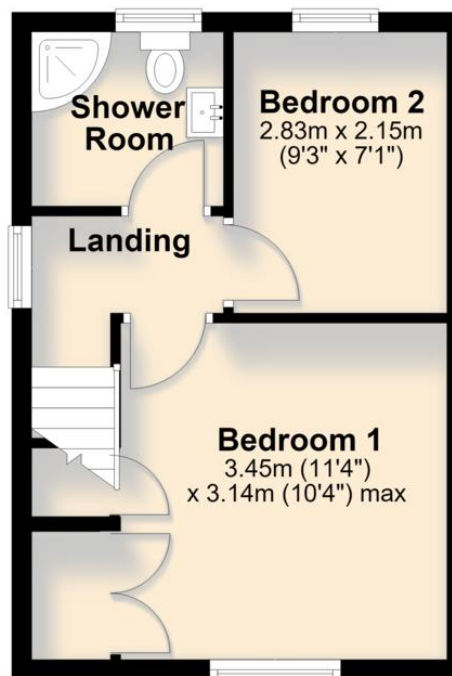
Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 53.0 sq. metres (570.1 sq. feet)

CONTACT

19 Fore Street, Ivybridge, Devon,
PL21 9AB

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



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