



**Oaktree Close,  
Ivybridge,  
Devon, PL21  
9RJ**

Guide Price  
£450,000



MILLINGTON TUNNICLIFF

# 9 Oaktree Close, Ivybridge, Devon, PL21 9RJ



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## FULL DESCRIPTION

### PORICO

An open entrance with door to:

### HALLWAY

Three built in store cupboards.

### LOUNGE AREA

**21' 3" x 12' 7" (6.48m x 3.84m)**

Double aspect with double glazed windows to front and side, radiator, open plan room to:

### DINING AREA

**9' 10" x 8' 7" (3.00m x 2.64m)**

Double glazed window to side and patio doors to rear garden.

### KITCHEN

**10' 11" x 9' 8" (3.35m x 2.97m)**

Double glazed window to rear, range of base units, wall cupboards and work surfaces, single drainer sink unit, built in oven and hob.

### UTILITY ROOM

**5' 5" x 6' 10" (1.67m x 2.10m)**

Door to rear garden, base unit sink sink over, plumbing for washing machine.

### SHOWER/WC

**10' 0" x 10' 5" (3.06m x 3.19m)**

A Jack & Jill set up with doors from both the master bedroom and hallway. Large shower base, low level WC and wash basin. Double glazed windows to rear.

### BEDROOM 1

**13' 9" x 10' 5" (4.20m x 3.18m)**

Double glazed window to rear, built in wardrobes, radiator.

### BEDROOM 2

**13' 9" x 9' 9" (4.20m x 2.99m)**

Double glazed window to side, built in wardrobes.

### BEDROOM 3

**7' 5" x 9' 2" (2.28m x 2.80m)**

Double glazed window to the front, built in wardrobe.

### EXTERIOR

The bungalow has a double width gently sloping driveway at front leading to the double garage. at rear there is a level enclosed garden with numerous shrubs laid to lawn.

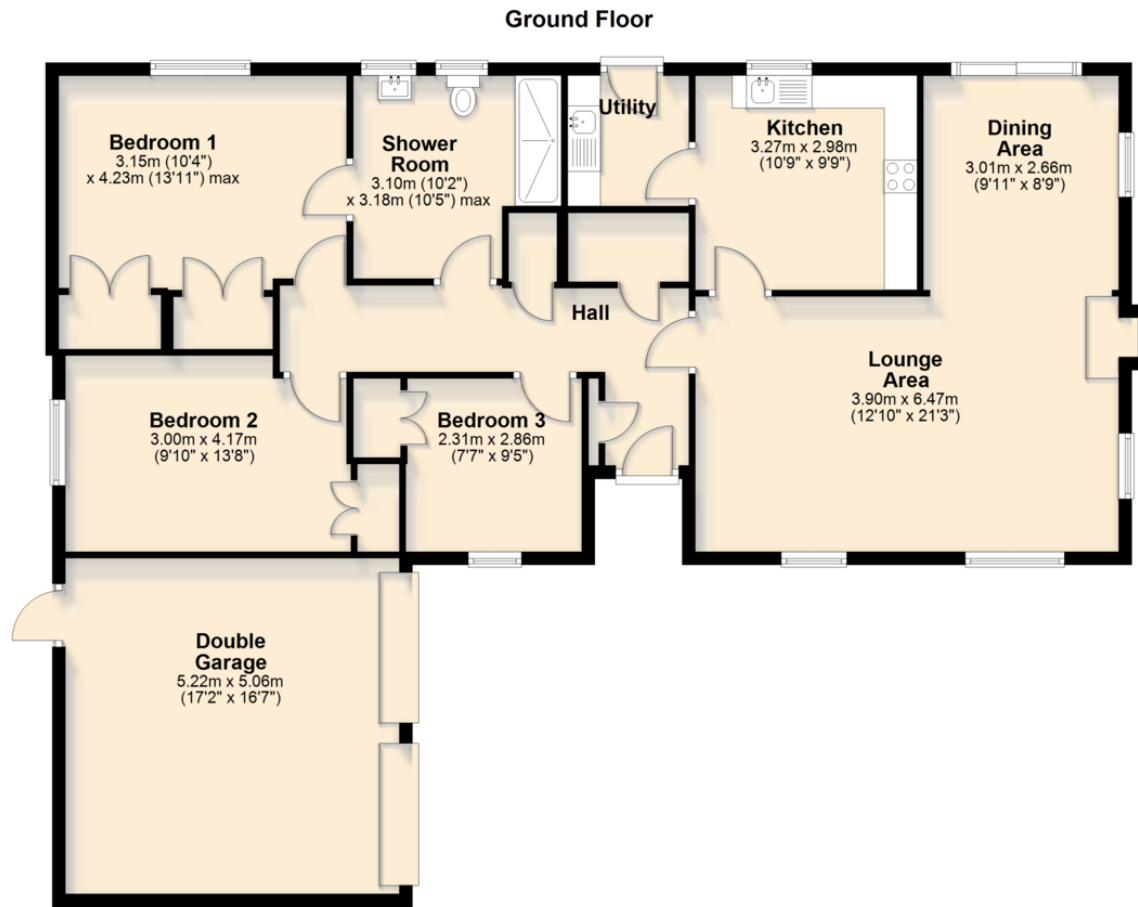
### DOUBLE GARAGE

**17' 0" x 16' 6" (5.20m x 5.04m)**

Two up and over doors, door to rear, gas central heating boiler.



## FLOORPLAN



## DIRECTIONS

### CONTACT

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