



**39 Priory
Close,
Ivybridge,
Devon, PL21
9JG**

**Offers In Excess Of
£300,000**




MILLINGTON TUNNICLIFF

39 Priory Close, Ivybridge, Devon, PL21 9JG



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EPC

64

FULL DESCRIPTION

PROPERTY DESCRIPTION

Corner Plot with Excellent Potential – A spacious three-bedroom detached family home occupying a generous corner plot in a desirable cul-de-sac location. Offering well-proportioned accommodation including a lounge, dining area, fitted kitchen, conservatory, three bedrooms, a family bathroom and separate WC. Outside, the property boasts a large south-facing lawned garden, a converted garage and ample driveway parking for several vehicles. With excellent potential to extend (subject to the necessary planning permissions and building regulations), this is an ideal home with scope to grow.

Ground Floor

Entrance Hall

Light and airy hallway with doors leading to the lounge, kitchen and opening into the conservatory.

Lounge - 3.94m x 3.63m (12'11" x 11'10")
Spacious room with woodburning stove, double glazed window to the front elevation, radiator, opening into the dining area.

Dining Room - 3.36m x 3.11m (11'0" x 10'2")
Door leading out to the rear garden and patio area, radiator, opening into the kitchen.

Kitchen - 3.36m x 2.32m (11'0" x 7'7")
A lovely light kitchen fitted with a matching range of base and eye level units, single sink unit with drainer, built in oven with electric hob over, two double glazed windows overlooking the rear garden, door leading out to the rear garden and patio area.

Conservatory - 3.61m x 4.37m (11'10" x 14'4")
A beautiful conservatory which is currently used as a playroom by the owners. French doors leading out onto the rear garden.

Bedroom 1 - 3.82m x 3.33m (12'6" x 10'11")
Generous sized bedroom, built in storage cupboard, double glazed window to the front elevation, radiator.

Bedroom 2 - 3.51m x 3.11m (11'6" x 10'2")
Double glazed window to the rear elevation, radiator.

Bedroom 3 - 2.94m x 2.10m (9'8" x 6'11")
Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a white two piece suite to include panelled bath with shower over and glass screen, pedestal wash hand basin, double glazed window to the rear elevation.

Separate WC

Fitted with a low level WC, double glazed window to the rear elevation.

Garage

The garage has been extended and converted to now provide a convenient home office suitable for a multitude of uses. The garage is divided into two separate rooms and accessed via a double glazed door, power and light connected.

Outside

The property enjoys generous corner plot gardens with a southerly facing aspect. The garden is predominately laid to lawn and enclosed by fencing and mature trees. There is a convenient patio area which leads up to the



kitchen and dining room. The property lends itself to further extension, subject to the relevant planning permissions and building regulations. The current owners did obtain planning permission for an extension to the side, but the consent has now lapsed.

Property Information

Tenure: Freehold

Council Tax: Band C

Mains Water & Drainage

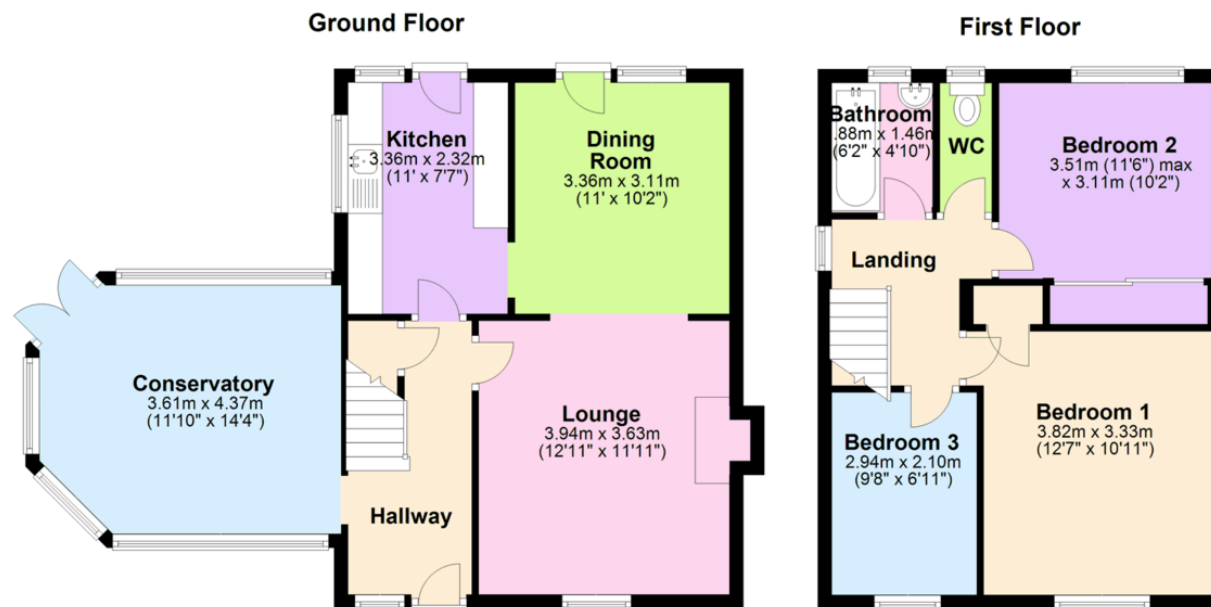
Mains Gas & Electric

Broadband Connected To The Property

Traditional Construction



FLOORPLAN



CONTACT

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