



**46 Cross Park,
Filham,
Ivybridge,
PL21 0WL**

Guide Price
£265,000




MILLINGTON TUNNICLIFF

46 Cross Park, Filham, Ivybridge, PL21 0WL



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EPC



95

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, Amtico flooring, stairs to first floor, door to:

LIVING ROOM

13' 8" x 12' 6" (4.17m x 3.83m)

Upvc double glazed window to front with privacy glass, Amtico flooring, radiator, under stair store cupboard, door to:

KITCHEN

12' 2" x 9' 9" (3.72m x 2.99m)

Upvc double glazed windows and French doors to garden, Amtico flooring, high end upgraded integrated kitchen with range of base units, wall cupboards and contrasting work surfaces with glass splashbacks, Zanussi appliances to include electric oven, induction hob, extractor and dishwasher, single drainer one and a half bowl sink unit with mixer tap.

UTILITY AREA

Just off the kitchen with integrated Zanussi washing machine, Amtico flooring, gas central heating boiler.

CLOAKROOM

Amtico flooring, Low level WC and wash basin.

FIRST FLOOR

LANDING

Built in linen cupboard with shelving, doors to bedrooms and bathroom.

BATHROOM/WC

7' 2" x 5' 6" (2.19m x 1.70m)

With bath served by shower unit over, wash basin with wired in light up mirror above, low level WC and, extractor fan.

BEDROOM 1

10' 3" x 8' 3" (3.13m x 2.52m)

Upvc double glazed window to rear with elevated views and privacy glass, radiator, built in wardrobes.

EN SUITE SHOWER/WC

With long shower tray with glazed entry screen, low level WC and wash basin with wired in light up mirror above and Upvc double glazed window to rear.

BEDROOM 2

13' 11" x 7' 10" (4.26m x 2.39m)

(Measurement to built in wardrobes) Built in wardrobes to full wall width, bulkhead store cupboard, Upvc double glazed windows to front.



EXTERIOR

There are two allocated car hardstands immediately to the front of the house and a single electric socket. The rear garden has a southerly aspect and has been professionally landscaped with porcelain tiled patio off the kitchen, which in turn leads to an artificial lawned lower garden. There is an outside tap, double electric socket and 2 security lights.

TENURE

Freehold.

COUNCIL TAX

Band B.

SERVICE CHARGE

As with new build estates there is a service charge payable for communal upkeep payable of £260.00 pa to Trinity.

SOLAR PANELS

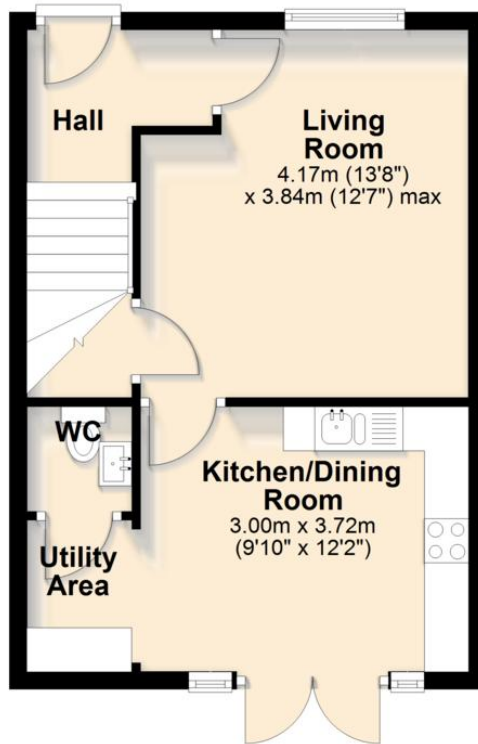
6 x fitted solar panels with feed-in tariff. Please speak with agent for more information.



FLOORPLAN

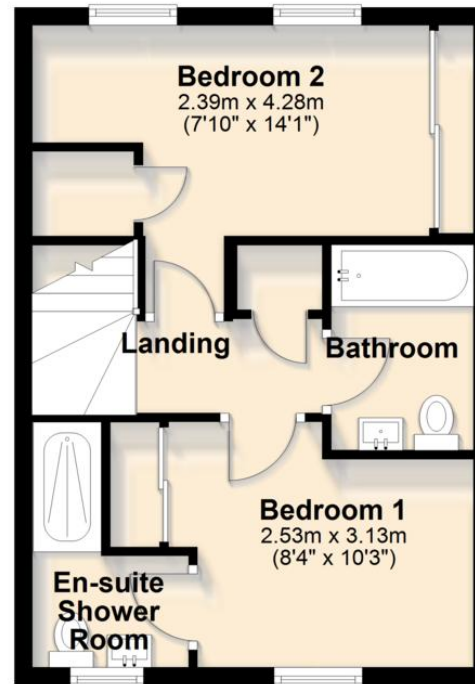
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 sq. feet)

DIRECTIONS

CONTACT

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