



**7 Yellands
Park,
Kingston,
Kingsbridge,
TQ7 4PX**

Guide Price
£175,000



MILLINGTON TUNNICLIFF

7 Yellands Park, Kingston, Kingsbridge, TQ7 4PX



3



1



1



B



EPC

42



FULL DESCRIPTION

A bricked up 3 bedroom semi detached house located within the heart of Kingston. The house has an entrance hall, spacious living room and kitchen/diner on the ground floor, together with landing, the 3 bedrooms and bathroom/WC on the upper floor. There is electric heating and Upvc double glazing. Externally there is a small front garden and good size rear garden with block built store. no chain. EPC E 42.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, stairs to first floor with under stair storage.

LIVING ROOM

13' 3" x 11' 2" (4.06m x 3.42m)

Upvc double glazed window to front, fireplace, night store heater.

KITCHEN/DINER

19' 8" x 8' 7" (6.00m x 2.64m)

With Upvc double glazed windows to side and rear, door to garden, range of base units and work surfaces, single drainer sink unit, night storage heater.

FIRST FLOOR

LANDING

BEDROOM 1

11' 10" x 8' 7" (3.61m x 2.62m)

Upvc double glazed window to rear, night storage heater.

BEDROOM 2

11' 4" x 10' 10" (3.46m x 3.31m)

Upvc double glazed window to front, night

storage heater, airing cupboard.

BEDROOM 3

8' 7" x 8' 0" (2.64m x 2.46m)

Upvc double glazed window to front, bulk head store shelf.

BATHROOM/WC

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

EXTERIOR

There is a front garden with path at side to the rear garden. The back garden is enclosed and is somewhat overgrown with a block built store.

TENURE

Freehold

COUNCIL TAX

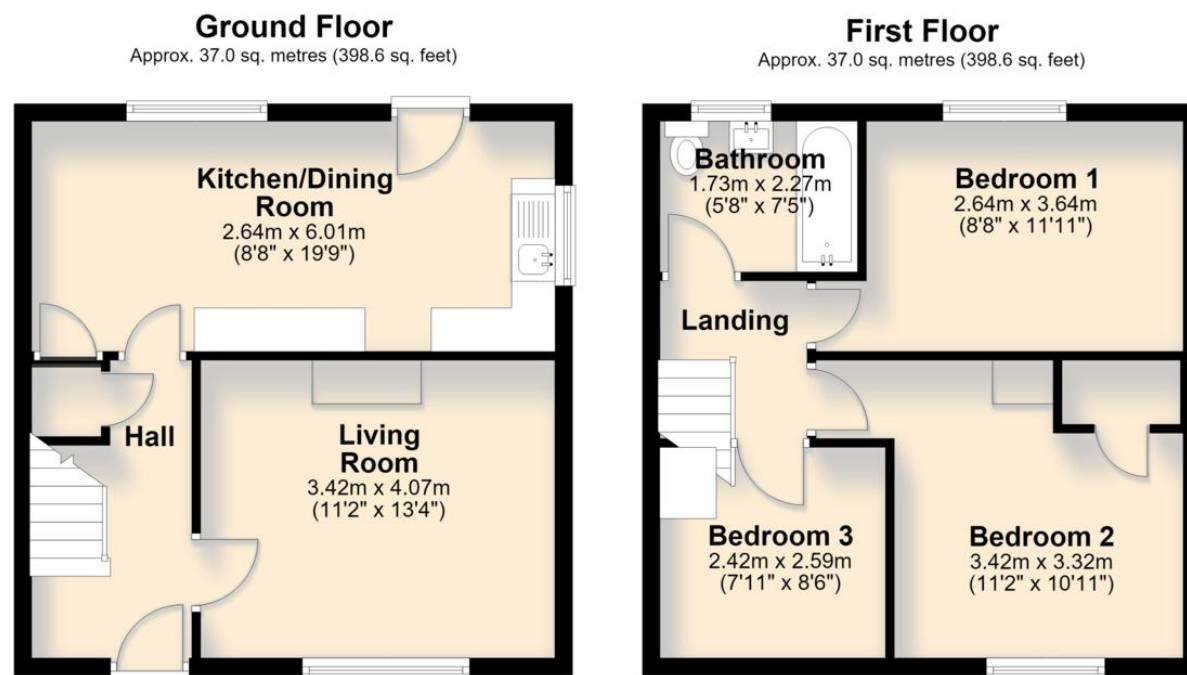
Band B.

ADDITIONAL INFORMATION

The house has mains electric, drainage and water. As we understand it there is no Devon Rule. There is a weekly service of £8.80. The house is a bricked up Cornish Unit and we await PRC certification.



FLOORPLAN



Total area: approx. 74.1 sq. metres (797.3 sq. feet)

CONTACT

**19 Fore Street, Ivybridge, Devon,
PL21 9AB**

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



MILLINGTON TUNNICLIFF