



**6 Chipple Park,
Lutton,
Ivybridge,
Devon, PL21
9TA**

Guide Price
£375,000




MILLINGTON TUNNICLIFF

6 Chippie Park, Lutton, Ivybridge, Devon, PL21 9TA



3



1



2



E



EPC

40

FULL DESCRIPTION

A 3 bedroom detached house set within this small cul de sac within the popular village of Lutton. The house has a porch, hall, living room, dining room, cloakroom and kitchen on the ground floor, together with landing, the 3 bedrooms and bathroom/WC on the upper floor. The house is Upvc double glazed and has electric panel and night storage heaters. Externally there is a level lawned garden with large paved patio at rear and there is a single garage. No chain. EPC E 40.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

Stairs to first floor, under stair store cupboard, night storage heater.

CLOAKROOM

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

LIVING ROOM

18' 0" x 10' 11" (5.49m x 3.34m)

Upvc double glazed windows to front and side, night storage heater.

DINING ROOM

10' 11" x 9' 1" (3.33m x 2.79m)

Upvc double glazed window to rear.

KITCHEN

14' 11" x 6' 10" (4.56m x 2.09m)

Upvc double glazed window to rear and door to exterior. Modern range of base units and work surfaces, single drainer one and a half bowl sink with mixer tap, electric oven and hob.

FIRST FLOOR

LANDING

Upvc double glazed window to front, access to loft, night storage heater.

BEDROOM 1

16' 0" x 10' 9" (4.90m x 3.30m)

Upvc double glazed windows to side and rear with elevated rural outlook, built in wardrobes, electric heater.

BEDROOM 2

11' 0" x 9' 2" (3.36m x 2.81m)

Upvc double glazed window to rear with rural views, electric heater.

BEDROOM 3

12' 0" x 6' 11" (3.68m x 2.11m)

Upvc double glazed window to rear.

BATHROOM/WC

5' 6" x 10' 0" (1.70m x 3.07m)

Upvc double glazed window to side, airing cupboard housing hot water cylinder, bath served by electric shower unit over, low level WC and wash basin.

EXTERIOR

The house has a front garden with driveway at side to the garage. Paths on both sides of the house lead to an enclosed rear garden which has a large paved patio and good size lawned garden with southerly aspect.

GARAGE

15' 9" x 8' 0" (4.81m x 2.44m)

Up and over door, electric laid on.

TENURE

Freehold.



COUNCIL TAX

Band E

ADDITIONAL INFORMATION

The house has mains gas, water, drainage and electric. The house is of conventional construction.



FLOORPLAN



Total area: approx. 102.1 sq. metres (1099.5 sq. feet)

CONTACT

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