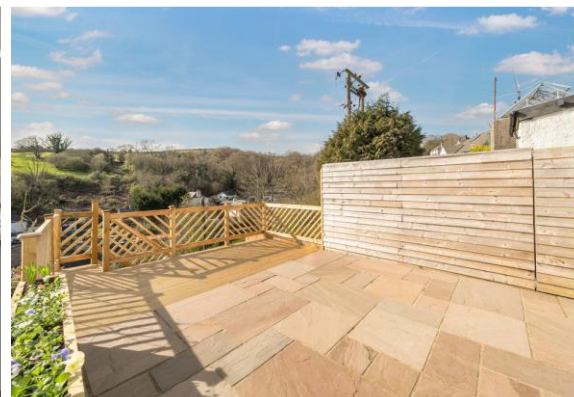




**6 Sunnydale,  
Bittaford,  
Ivybridge,  
PL21 0EE**

Asking Price Of  
£255,000



MILLINGTON TUNNICLIFF

# 6 Sunnydale, Bittaford, Ivybridge, PL21 0EE



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A



EPC

TBC



677.6  
SQFT

## FULL DESCRIPTION

Situated in the sought-after village of Bittaford, this charming two-bedroom cottage has been beautifully modernised and extended by the current owner, combining character features with contemporary style. The property offers a cosy lounge with a stone fireplace, alongside a stylish open-plan kitchen/diner complete with integrated appliances-ideal for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a modern bathroom finished to a high standard. Outside, a raised terrace with adjoining decked area provides a perfect space to relax, with the remainder of the garden laid to lawn. The property also enjoys stunning views across the surrounding countryside, adding to its appeal. A wonderful opportunity to acquire a characterful home in a desirable village setting.

### ENTRANCE HALL

Entered via a PVCu double glazed door into the hall, stripped wooden door into the lounge, opening into the kitchen/dining room.

### LOUNGE

**8' 4" x 11' 7" (2.56m x 3.54m)**

Double glazed window to the front elevation with fitted shutters and Oak window sill, stone built fireplace with shelving either side of the chimney breast, radiator.

### OPEN PLAN KITCHEN/DINING ROOM

**19' 10" x 13' 4" (6.07m x 4.07m)**

A beautifully extended room that combines both the kitchen and dining space. The kitchen is fitted with a modern range of base and eye level units with granite worktops over, single drainer sink unit with mixer tap and waste disposal system, built in Neff oven with four ring electric hob and extractor hood over,

integrated eye level microwave, undercounter fridge and freezer and slimline dishwasher, double glazed window to the rear elevation overlooking the terrace with views to the distance, stone built fireplace with multi-fuel wood-burner, radiator, stairs descending to the lower level providing access to the rear garden, door to storage area housing the gas combination boiler serving the hot water and central heating system, integrated washer/dryer. Stairs rise to the first floor accommodation.

### FIRST FLOOR LANDING

Stripped wooden doors leading to the bedrooms and bathroom, access to the loft space.

### BEDROOM 1

**8' 5" x 13' 5" (2.57m x 4.11m)**

Double glazed window to the front elevation with oak window sill, radiator.

### BEDROOM 2

**9' 6" x 7' 4" (2.91m x 2.26m)**

Double glazed window to the rear elevation enjoying views towards the surrounding countryside, radiator, storage cupboard.

### BATHROOM

Fitted with a modern three piece suite to include 'L' shaped bath with electric shower over and glass screen, tiled walls, pedestal wash hand basin, low level WC, chrome heated towel rail, frosted double glazed window to the rear elevation, extractor fan.

### OUTSIDE

To the rear of the property there is a raised sun terrace with an adjoining decked area, creating the perfect seating area which enjoys the views over the surrounding countryside. Timber steps lead down to the remainder of the tiered garden which is mainly laid to lawn and enclosed by



fencing. There is a right of way across the rear pathway allowing access for the neighbouring properties, although we have been informed this right is very rarely used.

**PROPERTY INFORMATION**

Tenure: Freehold

Council Tax: Band A

Mains Gas & Electric

Mains Water & Drainage

Broadband Through Vodafone

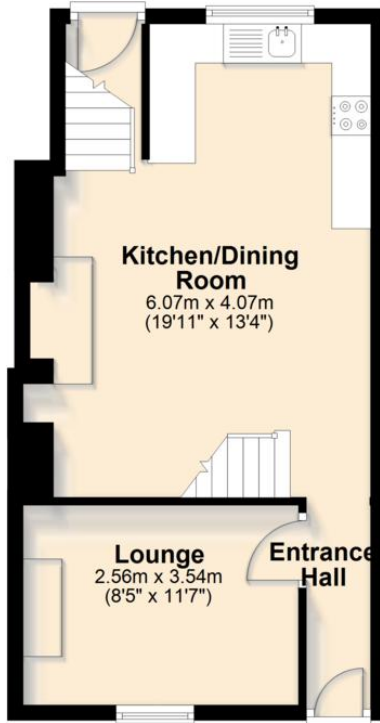
On Road Parking



## FLOORPLAN

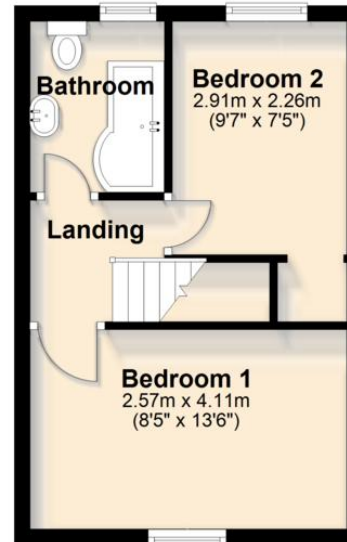
### Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.6 sq. feet)

### CONTACT

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