



**22 Hazeldene
Close, Lee Mill,
Ivybridge,
Devon,
PL21 9EL**

**Offers in Excess Of
£260,000**



MILLINGTON TUNNICLIFF

22 Hazeldene Close, Lee Mill, Ivybridge, Devon, PL21 9EL



3



1



1



B



EPC

57



FULL DESCRIPTION

A 3 bedroom semi detached house located at the top of this popular cul de sac within Lee Mill. The house has an entrance hall, kitchen and living room on the ground floor, together with landing, the 3 bedrooms and bathroom/WC on the upper floor. The house has a small front garden, garage and driveway with enclosed mainly lawned garden. The house has Upvc double glazing and electric heating. No chain. EPC D 57.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, stairs to first floor, night storage heater, meter cupboard.

KITCHEN

8' 5" x 8' 4" (2.59m x 2.56m)

Upvc double glazed window to front, range of base units, wall cupboards and work surfaces, electric cooker point, single drainer sink with mixer tap, plumbing for washing machine, integrated dish washer, serving hatch to living room.

LIVING ROOM

15' 5" x 15' 0" (4.72m x 4.59m)

Patio doors to exterior, electric fire and storage heater, under stair store cupboard.

FIRST FLOOR

LANDING

Access to loft with loft ladder, airing cupboard housing hot water cylinder, Upvc double glazed window to side.

BEDROOM 1

13' 1" x 8' 5" (3.99m x 2.57m)

Upvc double glazed window to front, electric heater.

BEDROOM 2

11' 0" x 7' 8" (3.36m x 2.34m)

Upvc double glazed window to rear, electric heater.

BEDROOM 3

7' 8" x 7' 1" (2.34m x 2.17m)

Upvc double glazed window to rear, electric heater.

BATHROOM/WC

6' 4" x 6' 4" (1.94m x 1.94m)

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

EXTERIOR

There is a small front garden with driveway to side leading to the garage. At rear there is a paved patio off the living room leading to an enclosed mainly lawned garden. There is a bin store at front.

GARAGE

17' 9" x 8' 2" (5.43m x 2.50m)

Up and over door, door to garden.

TENURE

Freehold.

COUNCIL TAX

Band B

SERVICES

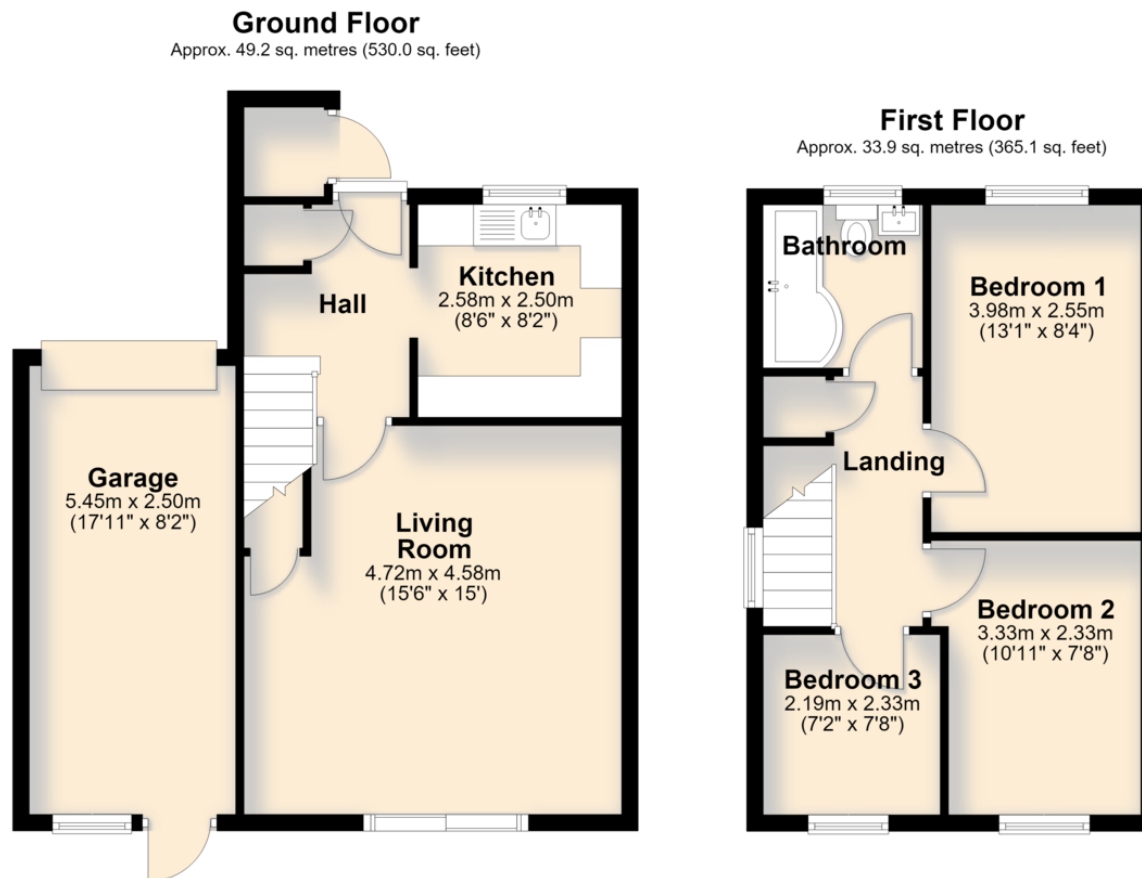
Mains water, electric and drainage. Broadband not connected.



PROPERTY CONSTRUCTION
Built of cavity block and brick under a tile clad roof.



FLOORPLAN



Total area: approx. 83.2 sq. metres (895.1 sq. feet)

CONTACT

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