



**16 Wood Park,
Ivybridge,
PL21 0PP**

**Asking Price of
£425,000**




MILLINGTON TUNNICLIFF

16 Wood Park, Ivybridge, PL21 0PP



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FULL DESCRIPTION

PROPERTY DESCRIPTION

A detached three double bedroom home with study and open plan living space. Conveniently located for local primary and secondary schools. The home offers entrance hallway, downstairs w/c, open plan lounge kitchen diner, utility room. Upstairs two bedrooms and family bathroom along with study. Following on to the loft conversion which offers main bedroom and ensuite shower room and fitted wardrobes. Externally, a good size garden and garage and driveway parking.

ENTRANCE HALL

Entered via a UPVC door with storage under the stairs. Doors through to downstairs W/C, Lounge and Utility room. stairs rising to the first floor with double glazed window overlooking.

DOWNSTAIRS W/C

White suite comprising toilet and hand basin with double glazed window and radiator.

OPEN PLAN LOUNGE

21' 7" x 12' 7" (6.58m x 3.84m)

Double glazed bay window to the front of the lounge area with radiator.

OPEN KITCHEN/ DINER

10' x 19' (3.05m x 5.79m)

Opening leading to kitchen which has fitted base and eye level units, breakfast bar, single sink with drainer, freestanding cooker and hob with extractor and built in dishwasher. Double glazed window overlooking the garden and Double glazed patio doors leading to the garden.

UTILITY ROOM

8' 10" x 8' 9" (2.69m x 2.67m)

Fitted base and eye level units with double glazed door to the side of the property.

FIRST FLOOR LANDING

Doors leading to the bathroom, two bedrooms, Study and staircase up to the second floor. Double glazed window and storage cupboard.

BATHROOM

white fitted suite comprising toilet, handbasin and bath with shower over. double glazed window and towel radiator.

BEDROOM THREE

8' 8" x 12' 11" (2.64m x 3.94m)

Double glazed window overlooking the rear garden, Fitted wardrobes and radiator.

BEDROOM TWO

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed window and radiator.

SECOND FLOOR LANDING

Door way through the main bedroom.

BEDROOM ONE

16' 1" x 12' 1" (4.9m x 3.68m)

Double glazed window overlooking rear garden and velux window to the front, storage cupboards into the eaves space and fitted wardrobes. Door leading to the ensuite.

ENSUITE

White suite comprising toilet, hand basin and enclosed shower, double glazed window and towel radiator.



OUTSIDE

The front of the property has a grassed area with paved pathway to the front door. To the left of the property is a driveway with parking for one car and garage with roller door. The rear garden is mainly laid to lawn with patio area for alfresco dining. There is access around the property via a gate to the right hand side.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band E

Mains Gas & Electric

Mains Water & Drainage

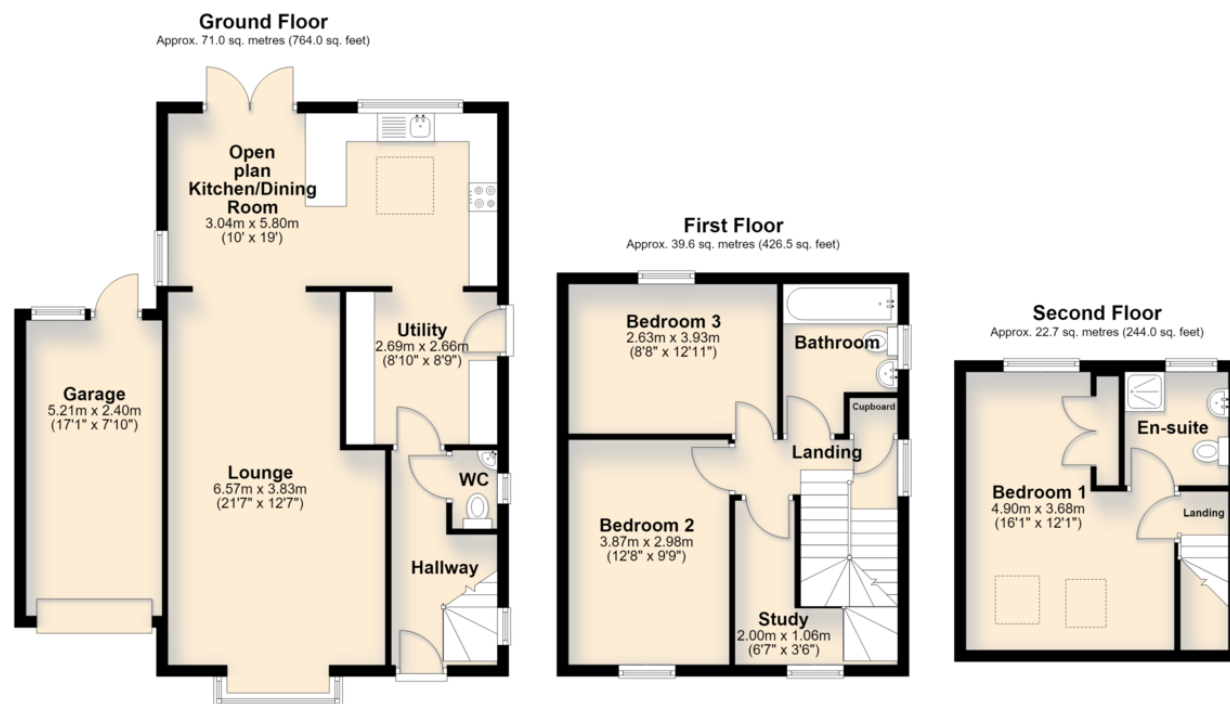
Fibre Broadband Connected To The Property

Driveway Parking

Traditional Construction



FLOORPLAN



Total area: approx. 133.3 sq. metres (1434.5 sq. feet)

CONTACT

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