



**Flat 2, 19a  
Glanvilles Mill,  
Ivybridge,  
PL21 9PS**

Guide Price  
£155,000



MILLINGTON TUNNICLIFF

# Flat 2, 19a Glanvilles Mill, Ivybridge, PL21 9PS



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A



EPC

TBC



## FULL DESCRIPTION

A fabulous first floor conversion within Glanvilles Mill of what were former purpose built offices with prime views over The River Erme. The property has been converted to a high specification with accommodation comprising an entrance hall, open plan living/dining/kitchen area with Juliet balcony, double bedroom and modern shower room. The kitchen is integrated and the flat is Upvc double glazed and has electric heating. There is communal parking at rear. No chain. EPC TBC.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Approached of both the Glanvilles Mill shopping area and the car park giving access to flats 1,2,3,4 & a first floor office.

## FIRST FLOOR

### COMMUNAL LANDING

With Upvc double glazed windows and skylight windows.

### SELF CONTAINED ENTRANCE HALL

### BEDROOM

**11' 5" x 9' 2" (3.50m x 2.80m)**

Upvc double glazed window.

### SHOWER ROOM/WC

**7' 5" x 6' 5" (2.28m x 1.96m)**

Modern suite comprising shower, low level WC and wash basin.

### LIVING/DINING AREA

**15' 4" x 11' 3" (4.69m x 3.44m)**

Double aspect with Upvc double glazed windows and French doors with Juliet balcony

overlooking The River Erme. An open plan area connecting with:

### KITCHEN AREA

**8' 1" x 6' 7" (2.48m x 2.02m)**

Upvc double glazed windows overlooking The River Erme, modern range of base units and work surfaces, integrated oven, hob, extractor, washer/dryer, fridge/freezer and dishwasher.

### EXTERIOR

There is parking at rear on a first come first served basis.

### TENURE

The property will be sold with a new 999 year lease. We await confirmation of the ground rent and service charge which will be payable.

### COUNCIL TAX

The Council Tax has yet to be affirmed, but we anticipate that this will be band A.



## FLOORPLAN



Total area: approx. 43.1 sq. metres (463.6 sq. feet)

## DIRECTIONS

### CONTACT

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