



**18 Church
Lane,
Moorhaven,
Ivybridge,
PL21 0XW**

Guide Price
£650,000




MILLINGTON TUNNICLIFF

18 Church Lane, Moorhaven, Ivybridge, PL21 0XW



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EPC

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FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator, stairs to upper floor, under stair storage with plumbing for washing machine, gas central heating boiler.

CLOAKROOM

Low level WC, wash basin.

BEDROOM 5

11' 7" x 9' 10" (3.54m x 3.01m)

French doors to front, radiator, maple flooring.

EN SUITE SHOWER/WC

Shower cubicle, wash basin and low level WC.

OPEN PLAN KITCHEN

21' 6" x 7' 8" (6.56m x 2.36m)

With modern range of base units and work surfaces, sink unit with mixer tap, integrated electric hob with inset extractor, oven, microwave, fridge/freezer and dish washer.

OPEN PLAN LIVING ROOM

19' 5" x 32' 10" (5.93m x 10.01m)

(Plus bay) A magnificent room with ceiling height of 5.30m and with feature wood burner. With Upvc double glazed picture bay window to rear with French doors to the balcony, floor to ceiling height Upvc double glazed windows to rear overlooking Moorhaven communal grounds, maple flooring, stairs to mezzanine.

MEZZANINE STUDY/GALLERY AREA

32' 10" x 15' 11" (10.01m x 4.87m)

A fabulous room directly overlooking the main reception area with open outlook, stainless steel wired balustrade.

SECOND FLOOR

LANDING

Upvc double glazed window to front.

BEDROOM 1

16' 0" x 16' 0" (4.89m x 4.88m)

Upvc double glazed windows to rear, access to loft, radiator.

EN SUITE BATHROOM/WC

7' 11" x 7' 6" (2.43m x 2.29m)

With bath, wash basin, low level WC, store cupboard, extractor.

BEDROOM 2

15' 11" x 13' 6" (4.86m x 4.13m)

Upvc double glazed windows to rear, radiator, built in cupboard.

FAMILY BATHROOM

9' 8" x 9' 1" (2.97m x 2.79m)

With modern matching 4 piece suite comprising freestanding bath, shower cubicle, low level WC and wash basin.

BEDROOM 3

15' 9" x 12' 11" (4.82m x 3.95m)

Upvc double glazed window to front, built in cupboards, radiator.

EN SUITE SHOWER/WC

7' 4" x 5' 7" (2.26m x 1.71m)

With shower cubicle, wash basin and low level WC.

BEDROOM 4

11' 5" x 7' 2" (3.49m x 2.20m)

Upvc double glazed window to front, radiator.



EXTERIOR

There is a covered wide portico at front which is across the front of the house leading to the entrance door. At rear there is an elevated balcony off the living room enjoying southerly views across Moorhaven communal grounds. From the balcony a spiral staircase leads to the rear garden which has a covered area beneath the balcony, which in turn leads to a mainly level garden with fish pond. The garden backs onto the extensive Moorhaven grounds. There are two tandem parking spaces at front providing parking for 4 vehicles.

COUNCIL TAX

Band E

TENURE

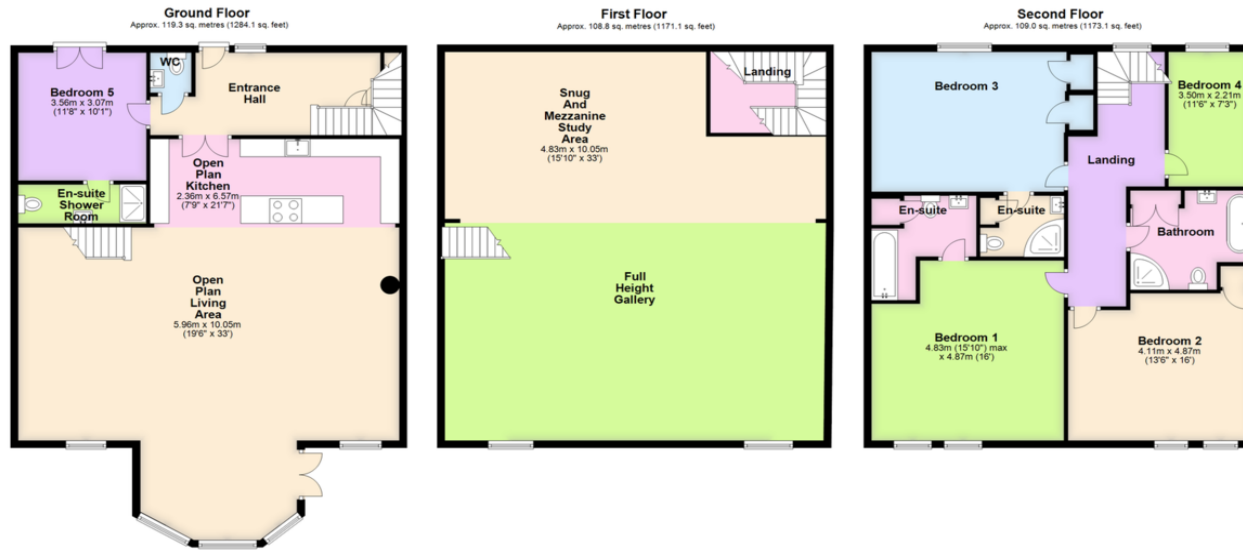
Freehold.

SERVICE CHARGE

There is a service charge in the order of £1,200 pa for the communal upkeep of Moorhaven. The Seller pays building insurance separately.



FLOORPLAN



Total area: approx. 337.1 sq. metres (3628.3 sq. feet)

DIRECTIONS

CONTACT

19 Fore Street, Ivybridge, Devon,
PL21 9AB

E info@millingtontunnicliff.co.uk

T 01752 896020

www.millingtontunnicliff.co.uk



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