



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk



Guide Price of
£355,000

Blackthorn Drive
Ivybridge, PL21 0WB

4 BEDROOMS CONSERVATORY LEVEL GARDENS UTILITY ROOM
BEAUTIFULLY PRESENTED GAS CENTRAL HEATING
LEVEL WALK TO TOWN CENTRE

Blackthorn Drive

Beautifully presented 4 bedroom semi detached house in a sought after location with a level walk to the town centre. Accommodation comprises on the ground floor, entrance hallway with access to the garage, wc, lounge, kitchen diner, and a lovely conservatory, there is also a good size single garage and separate utility room. Upstairs there are 4 bedrooms, one with ensuite, and a family bathroom. Level gardens and single driveway outside. The property benefits from gas central heating and upvc double glazing. Well worth an internal viewing. EPC TBC

19 Fore Street, Ivybridge, Devon, PL21 9AB

T: 01752 896020

E: info@millingtontunncliff.co.uk

www.millingtontunncliff.co.uk

Please note that Millington Tunncliff do not accept referral fees from any solicitors, financial advisors or removal companies, any advice or recommendations that we give are given in good faith.

ENTRANCE HALL A substantial door leads into the hallway. Stairs to the first floor. Doors to the garage, wc and lounge.

WC 6' 5" x 2' 11" (1.96m x .90m) Window to the front elevation. Low flush wc and corner wash basin.

LOUNGE 14' 9" x 12' 6" (4.52m x 3.83m) max Window to the front elevation. Wooden flooring. Opening to kitchen diner.

KITCHEN/DINER 15' 8" x 10' 4" (4.80m x 3.17m) Window to the rear elevation and double glazed doors to the conservatory. Wooden flooring. Range of modern fitted kitchen units with integral sink and drainer unit, space for fridge freezer and plumbing for dishwasher.

CONSERVATORY 13' 3" x 9' 4" (4.04m x 2.86m) Upvc double glazed conservatory with glass roof. Wooden flooring. Radiator. Sliding door to the decking and rear garden.

UTILITY ROOM 8' 9" x 5' 10" (2.69m x 1.80m) Access is gained either from an external door in the rear garden or through the integral garage. Work surfaces with fitted sink and drainer, and space beneath for washing machine and tumble dryer. Door to the garage.

GARAGE 17' 6" x 8' 10" (5.34m x 2.71m) Electric door to the front elevation, door to the hallway and door to the utility room.

FIRST FLOOR

LANDING Built in storage cupboard. Access to loft space via loft ladder. Loft is partly floored and houses the gas central heating boiler.

FAMILY BATHROOM 6' 5" x 6' 3" (1.97m x 1.92m) Window to the rear elevation. Matching 3 piece suite in white, comprising spa bath with shower over, wc and wash basin.

BEDROOM 1 16' 11" x 8' 10" (5.16m x 2.70m) Window to the front elevation. Fitted bedroom furniture. Door to the ensuite.

ENSUITE 8' 10" x 5' 5" (2.70m x 1.67m) Window to the rear elevation. 3 piece suite comprising corner shower cubicle, wc and wash basin. Fully tiled walls Underfloor heating.

BEDROOM 2 13' 5" x 9' 1" (4.10m x 2.78m) Window to the rear elevation. Built in wardrobes with sliding doors.

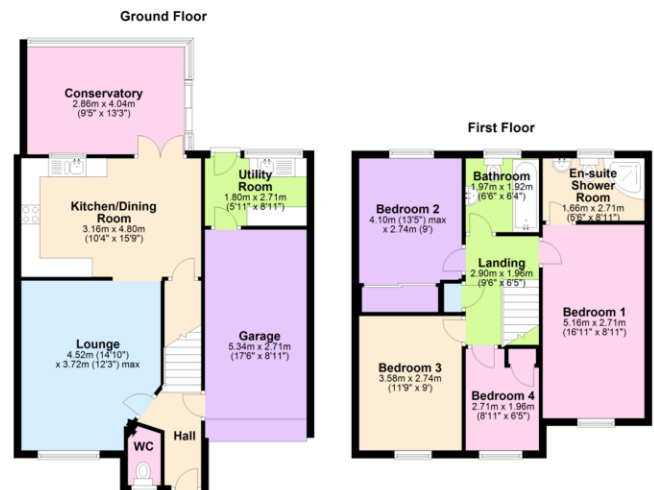
BEDROOM 3 11' 11" x 8' 2" (3.65m x 2.50m) Window to the front elevation.

BEDROOM 4 8' 10" x 7' 4" (2.71m x 2.24m) Window to the front elevation. Built in cupboard.

OUTSIDE To the front of the house is a low maintenance garden and a single driveway leading to the garage.

To the rear is a level garden laid mainly to lawn with an area of decking and a paved patio.

Council Tax D



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale."