



MILLINGTON TUNNICLIFF

www.millingtontunnickliff.co.uk



£159,950

Keaton Road
Ivybridge, Devon, PL21 9DH

3 BEDROOMS

2 RECEPTIONS

REAR GARDEN

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

CENTRAL LOCATION

Keaton Road

Conveniently located 3 bedroom cottage, close to local amenities, benefitting from gas central heating and upvc double glazing. Accommodation comprises entrance hall, sitting room, dining room and kitchen on the ground floor, and on the first floor 3 bedrooms and a bathroom. To the rear of the cottage is an enclosed garden. No chain. EPC D 65

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FIRST FLOOR

LANDING Access to roof space via fitted loft ladder.

BEDROOM 1 12' 2" x 9' 3" (3.72m x 2.83m) Window to the front elevation, wooden floor.

BEDROOM 2 10' 10" x 8' 10" (3.32m x 2.70m) Window to the rear elevation, wooden floor.

BEDROOM 3 8' 9" x 5' 3" (2.67m x 1.62m) Window to the front elevation, wooden floor.

BATHROOM 7' 10" x 5' 4" (2.41m x 1.63m) Window to the rear elevation. Panelled bath with shower over, low flush wc, wash basin, and heated towel rail.

OUTSIDE To the front of the cottage is a small courtyard, to the rear is an enclosed garden, partly patio and partly laid to lawn, with a timber garden shed.

ENTRANCE HALL Upvc front door leads into the entrance porch and a second door leads into the hallway.

SITTING ROOM 11' 7" x 11' 5" (3.55m x 3.50m) Window to the front elevation, wooden floor, stone fireplace with cast iron log burner.

DINING ROOM 14' 9" x 11' 4" (4.52m x 3.46m) Window to the rear elevation, feature fireplace, wooden floor, stairs to the first floor with under stair storage cupboard. Doorway to the kitchen.

KITCHEN 9' 7" x 8' 4" (2.94m x 2.55m) Windows to the rear and side elevations, and a door leading out to the rear garden. Range of fitted kitchen units comprising cupboards and drawers beneath a work surface, with matching wall mounted units. Fitted sink and drainer unit, plumbing for washing machine and dish washer, space for cooker, and cupboard housing gas central heating boiler.



"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."