



MILLINGTON TUNNICLIFF

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£289,950

Avonwick, South Brent, Devon, TQ10 9LX

3 BEDROOM DETACHED COTTAGE PLEASANT REAR GARDEN
STUDIO OIL FIRED CENTRAL HEATING UPVC DOUBLE GLAZING
NO CHAIN

Sunnyside, Avonwick.

A charming detached cottage located in the heart of Avonwick village. The property has been extended over the years, yet still retains a certain character, improvements include oil fired central heating, Upvc double glazing and a cast iron wood burner. The house has a full width living room, modern kitchen/diner, conservatory, utility and shower room on the ground floor, together with the bedrooms and modern bathroom on the upper floor. Externally there is a pleasant level rear garden and block built studio. No chain. EPC E 46.

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FIRST FLOOR

LANDING Access to loft, Upvc double glazed window to side.

BEDROOM 11' 10" x 11' 0" (3.93m x 3.37m) Upvc double glazed window to front, radiator, built in wardrobe.

BEDROOM 2 9' 3" x 9' 0" (2.83m x 2.76m) Upvc double glazed window to rear, built in wardrobe, built in airing cupboard housing hot water cylinder, radiator.

BEDROOM 3 9' 8" x 9' 3" (2.97m x 2.82m) Upvc double glazed window to front, radiator.

BATHROOM 8' 0" x 7' 5" (2.44m x 2.28m) A 4 piece suite with shower cubicle served by electric shower unit over bath, wash basin and low level WC. Upvc double glazed window to side, tiled walls.

EXTERIOR The property has the benefit of a small courtyard to the front, whilst at rear there is a most pleasant garden mainly laid to lawn, enjoying a good degree of seclusion with raised bed. There is a patio area off the conservatory. Outbuildings comprise of a block built studio building.

GROUND FLOOR

ENTRANCE PORCH Upvc double glazed entrance door, door and window overlooking the living room.

LIVING ROOM 20' 11" x 12' 8" (6.40m x 3.87m) Upvc double glazed windows to front, cast iron wood burner, two radiators, built in shelved niches, stairs to upper floor, oak stripped flooring, steps rising to:

KITCHEN/DINER 16' 11" x 11' 2" (5.18m x 3.41m) Range of built in base units and work surfaces, built in larder, Upvc double glazed windows to two sides, double bowl single drainer stainless steel sink unit with mixer tap, radiator, door to utility and opening to:

CONSERVATORY 9' 1" x 8' 2" (2.77m x 2.51m) Triple aspect with Upvc double glazed windows and French doors to exterior, tiled floor, radiator.

UTILITY ROOM 6' 3" x 5' 4" (1.93m x 1.64m) Oil central heating boiler, plumbing for washing machine, Upvc double glazed door to exterior.

SHOWER ROOM With shower cubicle, low level WC and wash basin, Upvc double glazed window to rear.



"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".