



MILLINGTON TUNNICLIFF

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£168,000

BEAUTIFULLY PRESENTED
REAR GARDEN
UPVC DOUBLE GLAZING

Waterside Row
Keaton Road, Ivybridge, Devon, PL21 9DF

SINGLE GARAGE
GAS CENTRAL HEATING
DRIVEWAY

Waterside Row

Extremely well presented 2 bedroom house in a great location close to the town centre, with the added benefit of a garage and driveway. Accommodation comprises entrance hall, lounge, and spacious kitchen diner downstairs, and 2 bedrooms and a bathroom upstairs. Outside there is an enclosed garden to the rear, and a single garage with parking space in front. The house benefits from gas central heating and upvc double glazing and is well worth an early internal viewing. EPC D 66

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FIRST FLOOR

LANDING Access to roof space, large built in storage cupboard.

BATHROOM 8'1" x 6'4" (2.48m x 1.95m) Window to the rear elevation. Matching suite in white comprising panelled bath with shower over and tiled surround, low flush wc and pedestal wash basin.

BEDROOM 1 13'3" x 11'10" (4.06m x 3.62m) Two windows to the front elevation.

BEDROOM 2 13'5" x 6'7" (4.10m x 2.03m) Window to the rear elevation.

REAR GARDEN Enclosed low maintenance rear garden with rear access.

SINGLE GARAGE Single garage with metal up and over door and a parking space to the front.

Please note that there is also permit parking to the front of the house, a permit costs in the region of £30 per annum.

ENTRANCE HALL Access is via a substantial front door into the entrance hallway, from where stairs lead to the first floor and a door on the right leads into the lounge.

LOUNGE 13'10" x 10'2" (4.24m x 3.12m) Window to the front elevation, wooden flooring, under stairs storage cupboard, doorway to kitchen diner.

KITCHEN/DINER 13'3" x 11'4" (4.06m x 3.47m) Full range of modern fitted kitchen units comprising floor and wall mounted cupboards and drawers and a matching work surface. Integral 4 ring gas hob and electric oven, stainless steel one and a half bowl sink and drainer unit. Plumbing for automatic washing machine. Window and door to the rear elevation, wooden flooring. Wall mounted modern 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".