



# MILLINGTON TUNNICLIFF

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£176,950

3 BEDROOM END TERRACED HOUSE    MODERN INTEGRATED KITCHEN  
CLOAKROOM    CENTRAL LIVING    GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING

Bowdens Park  
Ivybridge, Devon, PL21 9PR

## Bowdens Park

A modern 3 bedroom end terraced house appointed within level walking distance of Ivybridge centre. The property was built around 2004 and benefits from a cloakroom, modern fitted kitchen/breakfast room with integrated appliances and a spacious living room on the ground floor, together with the 3 bedrooms and bathroom on the upper floor. Externally there are small low maintenance gardens and car parking at rear. The house is Upvc double glazed and gas centrally heated. EPC C 70.

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### FIRST FLOOR

**LANDING** Access to loft, bulkhead store cupboard, linen cupboard.

**BEDROOM** 112' 7" x 8' 1" (3.86m x 2.47m) Upvc double glazed window to rear, radiator, built in wardrobe.

**BEDROOM** 2 10' 1" x 9' 11" (3.08m x 3.03m) Upvc double glazed window to front, built in wardrobe, radiator.

**BEDROOM** 3 8' 7" x 7' 6" (2.63m x 2.31m) Radiator, Upvc double glazed window to rear.

**BATHROOM** 6' 9" x 6' 2" (2.07m x 1.89m) Suite comprising panelled bath, wash basin and low level WC. Upvc double glazed window to front, radiator.

**EXTERIOR** The property has a front fore court garden, whilst at rear there is a small courtyard garden with parking beyond.

### GROUND FLOOR

**ENTRANCE HALL** Entrance door, stairs rising to upper floor.

**CLOAKROOM** Upvc double glazed window to front, low level WC and wash basin, radiator.

**KITCHEN/BREAKFAST ROOM** 13' 10" x 14' 3" (4.23m x 4.36m) A modern integrated fitted kitchen with range of base units, wall cupboards and work surfaces to include a breakfast bar. Integrated washing machine, dish washer, stainless steel electric oven and 5 ring gas hob with extractor over, single drainer one and a half bowl sink unit, Upvc double glazed window to front, gas central heating boiler, under star store cupboard, door to:

**LIVING ROOM** 17' 1" x 10' 4" (5.22m x 3.16m) Upvc double glazed window to rear and door to:

**PORCH** With Upvc double glazed windows and door to exterior.



"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".