



MILLINGTON TUNNICLIFF

www.millingtontunnickliff.co.uk



£259,000

Church Street
South Brent, Devon, TQ10 9AB

4 BEDROOMS 2 RECEPTION ROOMS COURTYARD GARDEN
LARGE GARAGE IN NEED OF MODERNISATION
CLOSE TO VILLAGE CENTRE

Church Street

An ideal modernisation project.....a quirky double fronted 4 bedroom stone built house in the heart of the old village. The property has in previous times been a shop, and a tea room, but now offers an imaginative buyer the opportunity to put their stamp on it, and turn it into rather special family home. To the rear is a large garage and a courtyard garden. We have the keys, please call us to arrange your viewing. EPC D 63.

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panelled bath, wash basin, low flush wc.

BEDROOM 1 14' 0" x 11' 9" (4.29m x 3.60m) max Window to the front elevation, built in storage cupboard, ensuite shower room.

ENSUITE SHOWER ROOM In need of complete refurbishment.

BEDROOM 2 12' 3" x 10' 6" (3.75m x 3.22m) Window to the front elevation.

BEDROOM 3 10' 7" x 8' 3" (3.23m x 2.53m) Window to the rear elevation.

BEDROOM 4 11' 7" x 9' 2" (3.55m x 2.80m) Window to the front elevation.

OUTSIDE Immediately to the rear of the house is a courtyard garden approximately 6 metres wide, this then narrows to a 1 metre wide walled footpath and then opens out again at the rear of the covered garage which has internal measurements of approximately 6m x 5m, and has a roller shutter door leading out to the rear lane.

ENTRANCE 17' 2" x 8' 5" (5.25m x 2.59m) Access is via a lowered central door into the hallway, which is wide at the front and narrows to the rear.

DINING ROOM 16' 2" x 15' 5" (4.94m x 4.72m) max This was formerly a tea room, and has 2 windows to the front elevation, slate tiled floor, lowered ceiling and a fitted Rayburn gas range. A door leads from this room through to the galley kitchen.

KITCHEN 20' 1" x 6' 3" (6.13m x 1.93m) Widening to the rear. This was formerly a commercial galley kitchen but now houses purely domestic fittings. There is a modern gas boiler supplying central heating and hot water, 2 windows to the side elevation, and an opening leading through to the utility and shower room.

UTILITY ROOM 8' 6" x 3' 8" (2.61m x 1.12m) Windows to the side and rear elevations, doorway to the rear garden, and a polycarbonate roof.

SHOWER ROOM 8' 6" x 3' 10" (2.61m x 1.18m) Ceramic tiled floor, low flush wc, wash basin, and shower. Window to the rear, and polycarbonate roof.

SITTING ROOM 18' 9" x 12' 9" (5.74m x 3.91m) This area was once used as a shop in days gone by, now however it has exposed stonework, a fireplace with a gas fired stove, windows to the front and rear elevations, and a door to the rear garden.

From the entrance hall a turning staircase leads to the first floor.

LANDING On the landing are 2 built in cupboards.

BATHROOM 8' 7" x 7' 2" (2.64m x 2.19m) Window to the rear elevation,

Ground Floor



First Floor



"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".