



MILLINGTON TUNNICLIFF

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Asking Price of
£299,950

Wensum Close
Plymouth, Devon, PL7 2YG

NO CHAIN 4 BEDROOMS SPACIOUS LIVING AREA
DOUBLE GARAGE LARGE GARDENS LOVELY VIEWS
GAS CENTRAL HEATING

Wensum Close

Well presented 4 bedroom detached house with the benefit of a DOUBLE GARAGE and a large rear garden. Internally the property has a good size lounge and dining room, kitchen, and wc on the ground floor, and 4 bedrooms and a modern shower room on the first floor. Further benefits include gas central heating and upvc double glazing. Internal viewing essential. No chain. EPC C 71.

19 Fore Street, Ivybridge, Devon, PL21 9AB
T: 01752 896020
E: info@millingtontunnicliff.co.uk
www.millingtontunnicliff.co.uk

FIRST FLOOR

LANDING Window to the side elevation, access to loft space, built in cupboard.

SHOWER ROOM Window to the side elevation. Modern suite in white comprising vanity wash basin, low flush wc and glazed corner shower cubicle.

BEDROOM 1 13' 1" x 9' 10" (4.01m x 3.00m) Window to the front elevation. 2 sets of fitted double wardrobes.

BEDROOM 2 9' 10" x 9' 9" (3.00m x 2.98m) Window to the rear elevation.

BEDROOM 3 8' 11" x 7' 10" (2.74m x 2.39m) Window to the front elevation. Built in wardrobe.

BEDROOM 4 8' 7" x 7' 10" (2.63m x 2.39m) Window to the rear elevation.

OUTSIDE

DOUBLE GARAGE 16' 9" x 16' 2" (5.12m x 4.93m) Attached double garage with double up and over front door, door to the kitchen, and glazed door to the rear garden. Power, light, plumbing for washing machine, vent for tumble dryer, and gas central heating boiler.

FRONT GARDEN Along paved driveway leads to the garage, the remainder of the front garden is laid to lawn.

REAR GARDEN Immediately to the rear of the house is a level patio area and beyond this a large garden laid mainly to lawn with far reaching views towards Dartmoor.

Access is via a long driveway, to a substantial front door leading into the entrance hallway.

HALLWAY Spacious hallway with stairs leading to the first floor and doors to all ground floor rooms.

CLOAKROOM 6' 1" x 3' 10" (1.87m x 1.17m) Window to the front elevation, low flush wc, vanity wash basin.

LOUNGE 18' 0" x 11' 5" (5.51m x 3.48m) Bow window to the front elevation, feature fireplace, archway to the dining room.

DINING ROOM 12' 4" x 9' 9" (3.76m x 2.98m) Sliding patio doors to the rear garden, door to the kitchen.

KITCHEN 11' 9" x 7' 8" (3.59m x 2.35m) Window to the rear elevation, door to the garage. Full range of floor and wall mounted kitchen units with integral sink and drainer, 4 ring gas hob, and eye level oven and microwave. Plumbing for automatic dishwasher.



"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".