



MILLINGTON TUNNICLIFF

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£255,000

**3 BEDROOM DETACHED HOUSE
CLOAKROOM
GAS CENTRAL HEATING**

**Cameron Drive
Woodlands, Ivybridge, Devon, PL21 9TS
EXTENDED KITCHEN AND SUN ROOM
UPVC DOUBLE GLAZING
NO CHAIN**

Cameron Drive

A modern and extended 3 bedroom detached house located in this popular cul de sac on the western side of Ivybridge. The property has an extended front porch, cloakroom, spacious living room, dining area, extended kitchen/breakfast room and sun room on the ground floor, together with the bedrooms (one converted to a dressing room) and modern shower room on the upper floor. The house is Upvc double glazed, gas centrally heated, has pleasant gardens and a garage. No chain. EPC C 70.

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FIRST FLOOR

LANDING Built in airing cupboard, access to loft, radiator, Upvc double glazed window to side.

BEDROOM 1 12' 7" x 8' 9" (3.84m x 2.67m) Upvc double glazed window to front, radiator, built in wardrobe, communicating room to bedroom 3/dressing room.

BEDROOM 2 10' 7" x 8' 9" (3.24m x 2.67m) Upvc double glazed to rear, radiator.

BEDROOM 3/DRESSING ROOM 7' 4" x 6' 10" (2.25m x 2.10m) A room currently connecting direct to the master bedroom with built in wardrobe and Upvc double glazed window to front, radiator. The former door to this room has been blocked off from the landing but could readily be reinstated.

SHOWER ROOM 6' 11" x 5' 6" (2.11m x 1.69m) With suite comprising corner shower cubicle, low level WC and wash basin, tiled walls, Upvc double glazed window to rear, radiator.

EXTERIOR The property has a lawned front garden with driveway leading to the garage. At rear there is a level garden with numerous shrubs. Greenhouse.

GARAGE 17' 2" x 8' 9" (5.24m x 2.69m) Up and over door, door to rear garden.

GROUND FLOOR

ENTRANCE PORCH Upvc double glazed windows to front and entrance door.

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

LOUNGE 13' 3" x 13' 1" (4.05m x 4.00m) Upvc double glazed windows to front, stairs rising to first floor with under stair storage cupboard, radiator, cupboard housing gas meter, communicating opening to:

DINING ROOM 9' 8" x 8' 6" (2.96m x 2.61m) Radiator, patio doors to:

SUN ROOM 9' 0" x 7' 4" (2.76m x 2.26m) Skylight window, Upvc double glazed window to side and patio doors to exterior, window overlooking breakfast area.

KITCHEN/BREAKFAST ROOM 18' 8" x 6' 10" (5.69m x 2.10m) Upvc double glazed windows to side and rear and door to garden, range of base units, wall cupboards and work surfaces. Built in electric oven and gas hob, single drainer stainless steel sink unit, 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".