



MILLINGTON TUNNICLIFF

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Asking Price of
£425,000

Abbots Park
Cornwood, Ivybridge, Devon, PL21 9PP

LARGE DETACHED HOUSE ANNEXE 5/6 BEDROOMS
OIL CENTRAL HEATING LOVELY REAR GARDEN
MODERN KITCHEN

Abbotts Park

Beautifully presented detached house with spacious annexe located in the sought after village of Cornwood. The property was extended in 1999 to add a substantial annexe suitable for extended family, currently the annexe is incorporated into the main house to give extra living space. The extensive accommodation needs to be seen to be appreciated and we recommend an early internal viewing. Enclosed garden to the rear with various seating areas, plentiful parking to the front and a good size garage. Central heating and upvc double glazing. EPC TBC.

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Access is across the driveway to an enclosed entrance porch.

ENTRANCE PORCH 8' 2" x 6' 3" (2.49m x 1.92m) Windows to 3 elevations and double doors leading into the hallway.

HALLWAY 15' 8" x 6' 3" (4.78m x 1.91m) Wooden flooring, stairs to the first floor, under stairs storage cupboard.

LOUNGE 21' 1" x 11' 10" (6.44m x 3.61m) Dual aspect room with windows to the front and rear, feature living flame fire, wooden flooring.

DINING ROOM 11' 10" x 9' 10" (3.61m x 3.01m) Double glazed doors leading out to the rear garden.

KITCHEN 11' 10" x 10' 9" (3.61m x 3.28m) Beautiful modern fitted kitchen with integrated fridge, wine cooler, combination oven, fan oven, induction hob with filter hood above, and dishwasher. Inset low energy spotlights and concealed lighting. Window to the front elevation, opening leading through to an internal lobby area.

LOBBY Doorways to the garage, utility room/2nd kitchen, and cupboard concealing a staircase providing access to the first floor of the annexe.

UTILITY ROOM/ANNEXE KITCHEN 11' 3" x 10' 4" (3.43m x 3.16m) Range of modern fitted kitchen furniture, plumbing for washing machine, space for tumble drier, oil fired boiler supplying central heating and hot water. Window to the rear elevation and door leading out to the rear garden.

SHOWER ROOM 11' 3" x 3' 1" (3.43m x .95m) Window to the rear elevation, low flush wc, pedestal wash basin, and large glazed shower cubicle.

FIRST FLOOR

LANDING Window to the rear elevation, access to roof space via fitted loft ladder.

BEDROOM 2 11' 9" x 11' 9" (3.60m x 3.59m) Window to the rear elevation, fitted wardrobe.

BEDROOM 3 11' 10" x 10' 9" (3.62m x 3.30m) Window to the rear elevation.

BEDROOM 4 11' 9" x 9' 11" (3.60m x 3.04m) Window to the front elevation.

FAMILY BATHROOM 9' 2" x 5' 10" (2.80m x 1.80m) Window to the front elevation, modern 4 piece suite comprising panelled bath, corner shower cubicle, low flush wc and vanity wash basin.

BEDROOM 5 / STUDY 8' 11" x 8' 9" (2.74m x 2.69m) Window to the front elevation, built in airing cupboard and storage cupboard.

MASTER BEDROOM 14' 5" x 13' 9" (4.41m x 4.21m) Window to the front elevation, walk in wardrobe (this would be the staircase if the buyers would like to re instate).

DRESSING ROOM 11' 3" x 9' 1" (3.45m x 2.77m) Window to the rear elevation.

ENSUITE BATHROOM 11' 4" x 4' 4" (3.46m x 1.33m) Window to the rear elevation, low flush wc, pedestal was basin, panelled bath, large shower cubicle.

INTEGRAL GARAGE 17' 8" x 13' 9" (5.41m x 4.21m) Double roller door power and light. Short set of steps that lead up to the lobby.

OUTSIDE To the front of the house is a spacious driveway and an area of garden laid to lawn.

To the rear is lovely enclosed garden with various seating areas on different levels and a pleasant lawned area.



"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".