



MILLINGTON TUNNICLIFF

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£185,000

3 BEDROOM CHARACTER COTTAGE
SPACIOUS LIVING ROOM
UPVC DOUBLE GLAZING

Rose Cottages, Bond Street
Cornwood, Ivybridge, Devon, PL21 9QF

FEATURE LOFT ROOM
LEVEL GARDEN
NO CHAIN

Rose Cottages, Bond Street

owned it for years

A charming 3 bedroom character cottage set within the heart of Cornwood village. The property offers olde worlde charm with numerous features to include a feature fire opening with cast iron wood burner and modern benefits to include Upvc double glazing. There is a most spacious living room and small kitchen on the ground floor, together with 2 double bedrooms, a small single/study and modern bathroom on the first floor and feature loft room on the upper floor. There is a small level lawned garden at front. No chain. EPC F 22.

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FIRST FLOOR

LANDING Lobby with space saver paddle staircase rising to feature loft room.

BEDROOM 1 13' 1" x 10' 5" (4.00m x 3.20m) Upvc double glazed window to front, electric panel heater.

BEDROOM 2 10' 2" x 8' 1" (3.10m x 2.47m) Upvc double glazed window to front.

BEDROOM 3/STUDY 6' 0" x 5' 10" (1.83m x 1.79m) Upvc double glazed window to front, airing cupboard housing hot water cylinder.

BATHROOM 8' 7" x 5' 6" (2.64m x 1.69m) Upvc double glazed window to front, modern suite comprising bath with glazed shower screen and served by electric shower unit over, wash basin and low level WC.

ATTIC FLOOR

LOFT ROOM 18' 11" x 16' 9" (5.77m x 5.11m) (Maximum) A feature room with eaves storage, restricted headroom, skylight window to side and two to front, part exposed stonework and roof timbers.

EXTERIOR The property has a level mainly lawned garden at front with numerous shrubs. Typical of cottages there are pedestrian Rights of Way at front and rear.

GROUND FLOOR

LIVING ROOM 15' 10" x 12' 10" (4.83m x 3.93m) Upvc double glazed window to front, entrance door, character stripped wooden flooring, beamed ceiling, feature fire opening with cast iron wood burner, opening to:

LOBBY Door to exterior, stairs rising to upper floor, under stair store cupboard, plumbing for washing machine.

KITCHEN 12' 3" x 8' 5" (3.75m x 2.58m) Range of base units and work surfaces, electric cooker point, Belfast sink unit, Upvc double glazed window to rear.



"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".