



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

90 Sherford Road

Guide Price £365,000

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- 3 Bedroom Character Cottage
- Fabulous Kitchen/Breakfast Room Extension
- 4 Piece Bathroom Suite With Claw Foot Bath
- 2 Reception Rooms And Study
- Two Wood Burners
- Upvc Double Glazing
- Gas Central Heating
- Backing Onto Sherford Parkland
- Double Width Car Hardstand At Front
- Please Note The Seller Is A Director Of Millington Tunncliffe



A charming 3 bedroom character cottage, set on the edge of Elburton, backing onto Sherford Parkland. The house offers a wealth of period features to include stripped pine internal doors, picture and dado rails and modern benefits to include Upvc double glazing, gas central heating, two wood burners and modern integrated kitchen and bathroom. There is an entrance hall, living room, study, dining room and glorious extended kitchen/breakfast room with Bi fold doors on the ground floor, together with landing, the 3 bedrooms and 4 piece bathroom suite on the upper floor. There is off road parking at front and a southerly facing rear garden and paved patio. EPC D 66.



11/21/24, 5:24 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

20 (Standard Date)	11/21/2024	Valid until	02 November 2034
119 (Score)		Current rating	D
		Certificate number	4234-4234-1100-0000-0225

Property type: Mid-terrace house
Total floor area: 121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
We can help [access the legislation and compliance information](#) that applies to your property and energy efficiency requirements.

Energy rating and score

The property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/4234-4234-1100-0000-0225>

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