



MILLINGTON TUNNICLIFF

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New Meadow, Ivybridge, PL21 9PT

Guide Price £400,000

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A 3 bedroom detached bungalow set within the corner of this small cul de sac on the western side of Ivybridge, convenient for local facilities and amenities. The bungalow offers an entrance hall, spacious lounge/diner, conservatory, modern kitchen/breakfast room, the 3 bedrooms, en suite shower/WC and family bathroom/WC, whilst externally there is a corner plot, parking and a garage. The bungalow is gas centrally heated and Upvc double glazed. No chain. EPC D 59.

Entrance Hall

Upvc entrance door with window to side, built in cloaks cupboard and airing cupboard.

Lounge/ Diner - 5.94m x 3.95m (19'5" x 12'11")

Fireplace, Upvc double glazed window to rear, French doors to:

Conservatory - 3.63m x 2.41m (11'10" x 7'10")

Triple aspect with Upvc double glazed windows to side and rear, door to garden.

Kitchen/Breakfast Room - 4.5m x 3.15m (14'9" x 10'4")

Upvc double glazed window to rear and door to garden, modern range of base units, wall cupboards and work surfaces, single drainer one and a half bowl sink unit with mixer tap, built in oven, hob and extractor.

Bedroom 1 - 4m x 3.54m (13'1" x 11'7")

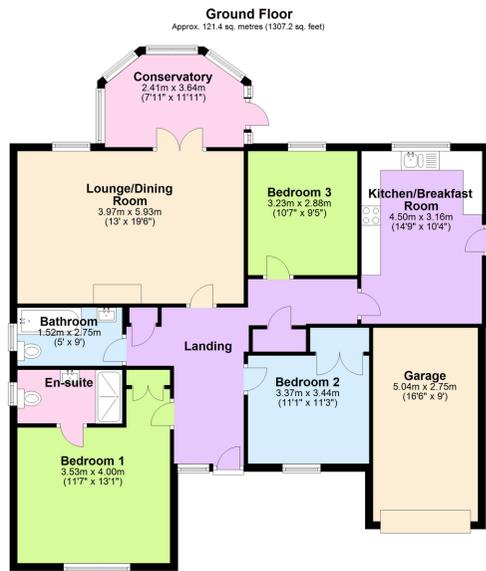
Upvc double glazed window to front, built in wardrobe.

En Suite Shower/WC

Upvc double glazed window to side, Shower, low level WC and wash basin.

Bedroom 2 - 3.27m x 3.41m (10'8" x 11'2")





Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

- 3 Bedroom Detached Bungalow
- Upvc Double Glazed Conservatory
- Spacious Lounge/Diner
- Upvc Double Glazed
- Garage And Parking
- Tucked Away Corner Plot
- Modern Kitchen/Breakfast Room
- En Suite Shower/WC
- Gas Central Heating
- No Chain



7/20/24, 5:12 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

10 Fore Street, Ivybridge, PL21 9AB	Energy rating	D	Valid until	31 October 2033
	Certificate number	5185-4228-1059-8287-5485		

Property type: Detached bungalow
Total floor area: 97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and compliance](#) (<https://www.gov.uk/guidance/landlords-guide-to-energy-performance-certificate-compliance>)

Energy rating and score

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

[Click here to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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/certificate/183-4228-1059-8287-5485>

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