



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

Aune Bank,

Guide Price £675,000

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- 4 Double Bedroom Detached Bungalow
- Level Gardens Stretching To Just Under An Acre
- Long Driveway With Parking and Double Garage
- Oil Fired Central Heating
- Located Within Heart Of Avonwick
- Adaptable Accommodation With Potential For Granny Annexe
- Rear Garden Backing Onto The River Avon With Fishing Rights
- Living Room With wood Burner
- Upvc Double Glazing
- En Suite Shower Room



A level sited 4 double bedroom detached bungalow, set in the heart of Avonwick, within mature gardens backing onto the River Avon with fishing rights. The bungalow has adaptable accommodation with potential for self containment for a granny annexe. There is an entrance portico, hall, kitchen/diner, living room, sun lounge (former conservatory), shower room, the 4 bedrooms, cloakroom, en suite shower/WC and utility room. The bungalow is Upvc double glazed, has oil fired central heating, a long private driveway with parking and a double garage. The grounds stretch to just under an acre, boasting numerous mature shrubs, there are a number of outbuildings and a private area with hot tub. EPC D 56.



11/01/24, 3:38 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

Issue date: 01/11/2024	Energy rating: D	Valid until: 01 November 2034
Property address: 19 Fore Street, Avonwick, Devon, PL21 9AB	Certificate number: 8334 7338-6468-6428-4228	

Property type: Detached bungalow
Total floor area: 160 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 exemptions](#) ([help page](#)) [guidance for tenants on energy performance certificate regulations](#) ([help page](#))

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	69 C
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/5247-223-9469-0025-4228>

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