



MILLINGTON TUNNICLIFF

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The Garden House

Guide Price £575,000

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- Stunning 4 Bedroom Detached House
- Bi-Folding Doors To Garden
- Double Garage
- En Suite Shower Room
- Gas Central Heating
- Exceptional Arrital Integrated Kitchen/dining/Living Room
- Black Anthracite Coated Aluminium Double Glazing
- Large Level Enclosed Garden
- Mainly Engineered Oak Flooring to Ground Floor
- High End Family Bathroom Suite



A 4 bedroom detached house set within this highly sought after location on the western side of Ivybridge with exceptional open plan kitchen/living area. The house offers an open entrance hallway, cloakroom, lounge, study and fabulous integrated kitchen/dining/ living area on the ground floor, together with 4 bedrooms, modern high end bathroom and en suite shower room on the upper floor. The house has coated anthracite aluminium windows to include bi-folding doors to the garden, gas central heating, engineered oak flooring to most of the ground floor, oak internal doors and much more. With double garage and large level enclosed rear garden early viewing is highly recommended. EPC C 73.



5/3/24, 4:40 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

The Client Name: Woodland Floor Property: PL21 9QC	Energy rating: C	Valid until: 2 September 2028
Property type: Detached house	Current 73 C	Potential 83 B

Total floor area: 128 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 legislation and compliance with the energy efficiency requirements for private rented properties](#).

Energy rating and score

The property's energy rating is C. It has the potential to be B.
[Click here to view the energy watch app](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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://find-energy-certificates.service.gov.uk/energy-certificates/1734-05214402-04871202>

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