



MILLINGTON TUNNICLIFF

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Erme Park, Ermington, Ivybridge, PL21 9LY

£478,000

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Situated in the sought after village of Ermington, this four bedroom detached property enjoys beautiful views over the surrounding countryside. The property has been modernised over the last few years and benefits from accommodation briefly comprising, lounge with wood burning stove, modern fitted kitchen with adjoining conservatory/breakfast room, separate dining room, four bedrooms and family bathroom. Outside there are lawned gardens, detached garage and driveway parking for several vehicles. EPC C 69

Entrance Porch

Double glazed door leading to the entrance porch, with a door leading to the downstairs WC, opening leading to the hallway.

Hallway

Stairs rising to the first floor accommodation, doors leading to the lounge, dining room, kitchen and storage cupboard.

Lounge - 4.8m x 4.2m (15'8" x 13'9")

A light and spacious triple aspect room with double glazed patio doors leading out onto the decking area, enjoying views of the countryside beyond. There is a recently fitted wood-burning stove which creates a focal point within the room. Double glazed windows to the front and side elevation.

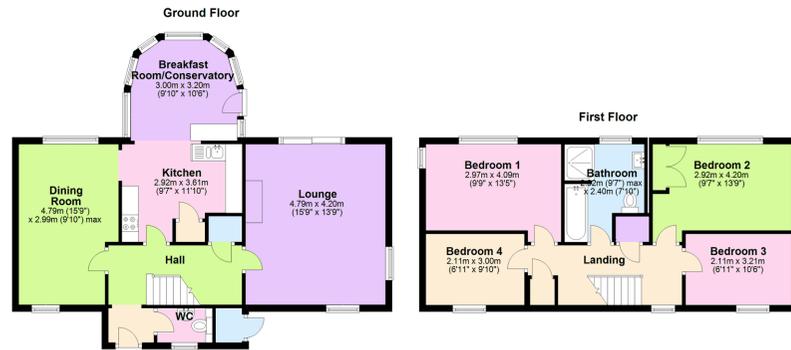
Kitchen - 3.6m x 3m (11'9" x 9'10")

A modern fitted kitchen which benefits from high gloss base and eye level units with Quartz worktop over. Within the kitchen you will find a selection of Bosch appliances to include electric oven with induction hob, microwave, and dishwasher. One and a half bowl sink unit with single drainer and Quartz breakfast bar which extends into the conservatory. From the kitchen there is access to the separate dining room and an opening leads into the conservatory.

Breakfast Room/Conservatory - 3.2m x 3m (10'5" x 9'10")

This bright room enjoys double glazed windows on all sides with views over the garden. A door leads to the decking area and the





- Detached Home Situated In the Sought After Village Of Ermington
- Lounge With Wood-Burning Stove
- Separate Dining Room
- Family Bathroom With Separate Shower & Bath
- Detached Garage & Driveway Parking For Several Vehicles
- Four Bedrooms
- Modern Fitted Kitchen With Adjoining Conservatory/ Breakfast Room
- Mature Gardens With Views Over The Surrounding Countryside
- Downstairs WC
- Double Glazing & Gas Central Heating



19/24 7:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
5 Elm Park Ermington IVYBRIDGE PL21 9AY	Energy rating C	Valid until: 2 July 2033 Certificate number: 9237-1126-4200-0708-9228																																
Property type	Detached house																																	
Total floor area	129 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 requirements and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-domestic).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
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