



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

Erme Park, Ermington, Ivybridge, PL21 9LY

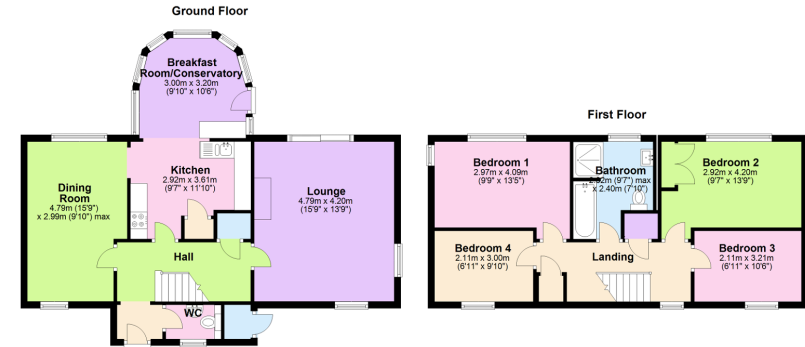
£488,000

🛏️ 4 🚿 1 🚗 2



- 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





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

19/04/2024 7:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
5 Erme Park Ermington IVYBRIDGE PL21 9AB	Energy rating C	Valid until: 2 July 2033 Certificate number: 0237-1128-4200-0768-8228																																
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 regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords).																																		
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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92-100</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>49-54</td><td>E</td><td></td><td></td></tr> <tr><td>41-48</td><td>F</td><td></td><td></td></tr> <tr><td>35-40</td><td>G</td><td></td><td></td></tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			49-54	E			41-48	F			35-40	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
49-54	E																																	
41-48	F																																	
35-40	G																																	

<https://find-energy-certificates.service.gov.uk/energy-certificates/0237-1128-4200-0768-8228/print-flow>

01752 896020 | info@millingtontunncliff.co.uk | 19 Fore Street, Ivybridge, Devon, PL21 9AB