



# MILLINGTON TUNNICLIFF

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## Orchard Park, Ivybridge, PL21 9PA

£745,000

6 4 2



A substantial 6 bedroom detached house forming part of this exclusive cul de sac in the very centre of Ivybridge with its own small copse and privately owned river bank. The house was built by Haymans and is one of three with differing designs, offering spacious and adaptable accommodation over three floors. There is an entrance hall, cloakroom, living room with sun room extension, kitchen/diner, study and utility on the ground floor, together with the 6 bedrooms, two en suites, family bathroom and shower room on the upper floors. Externally there is parking at front and a level south and westerly facing garden with private path to the river bank. There is a double garage. The house has two heating systems serving the ground and upper floors and the house is double glazed. EPC C 74.

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## Key Features

- Substantial 6 Bedroom Detached House
- Level South And Westerly Facing Rear Garden
- Privately Owned Small Copse And River Bank Adjoining The Erme
- 4 Bathroom/Shower Rooms
- Accommodation Over 3 Floors
- Stainless Steel And Glass First Floor Balcony And 2 Juliet Balconies
- Set Within The Centre Of Ivybridge
- Double Glazing
- Living Room With Extended Sun Lounge
- Double Garage



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