



MILLINGTON TUNNICLIFF

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Cursons Way, Ivybridge, PL21 9XE

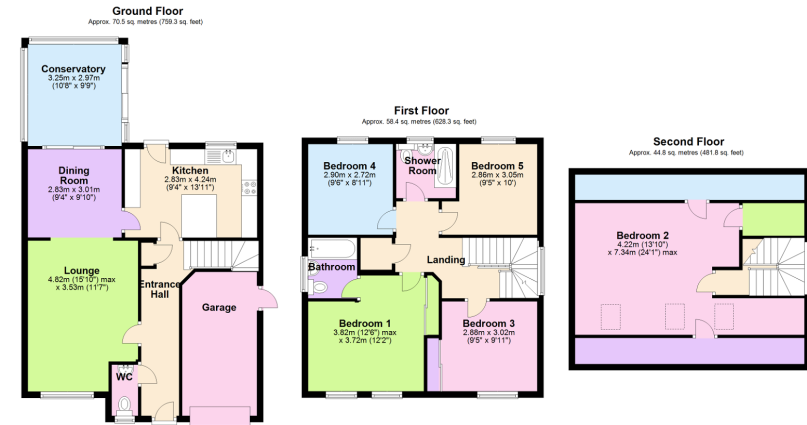
Offers Over £425,000

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- Five Bedroom Detached Family Home
- Lounge & Dining Room
- Conservatory
- Enclosed Level Rear Gardens
- Driveway Parking For Two Vehicles
- Arranged Over Three Floors
- Newly Fitted Kitchen
- Modern Master En-Suite Bathroom and Newly Fitted Family Shower Room
- Garage
- Gas Central Heating & Double Glazing





Total area: approx. 173.7 sq. metres (1869.4 sq. feet)

**VIEWING ESSENTIAL!** This five bedroom detached family home is arranged over three floors and offers spacious and versatile accommodation. Finished to a very high standard the property offers accommodation to include, lounge, separate dining room, conservatory, newly fitted kitchen and downstairs WC to the ground floor, with four double bedrooms, master en-suite bathroom and newly fitted shower room to the first floor. On the second floor you will find a spacious bedroom which could be used as a play room, home office or a multitude of other purposes. Outside there is an enclosed, level rear garden, integral garage and driveway parking for two vehicles. EPC D 59

Energy performance certificate (EPC)																																		
14, Customs Way Woolbridge, PL21 9BE	Energy rating <b>D</b>	Valid until: 21 July 2024 Certificate number: 83847823-2970-8613-2992																																
Property type	Detached house																																	
Total floor area	141 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords</a> )																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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+</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>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	←		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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