






# MILLINGTON TUNNICLIFF

[www.millingtontunnickliff.co.uk](http://www.millingtontunnickliff.co.uk)

## 40 Buckfast Close, Ham

Guide Price £130,000

 2  1  1



A 2 double bedroom purpose built flat tucked towards the end of a cul de sac with delightful rear aspect overlooking playing fields. The property has an entrance hall, open plan living/dining/kitchen, the 2 bedrooms, bathroom and an elevated balcony overlooking a school playing field with southerly aspect. The flat is Upvc double glazed and has E7 heating. Externally there is an allocated parking space. EPC C 79.

01752 896020 | [info@millingtontunnickliff.co.uk](mailto:info@millingtontunnickliff.co.uk) | 19 Fore Street, Ivybridge, Devon, PL21 9AB



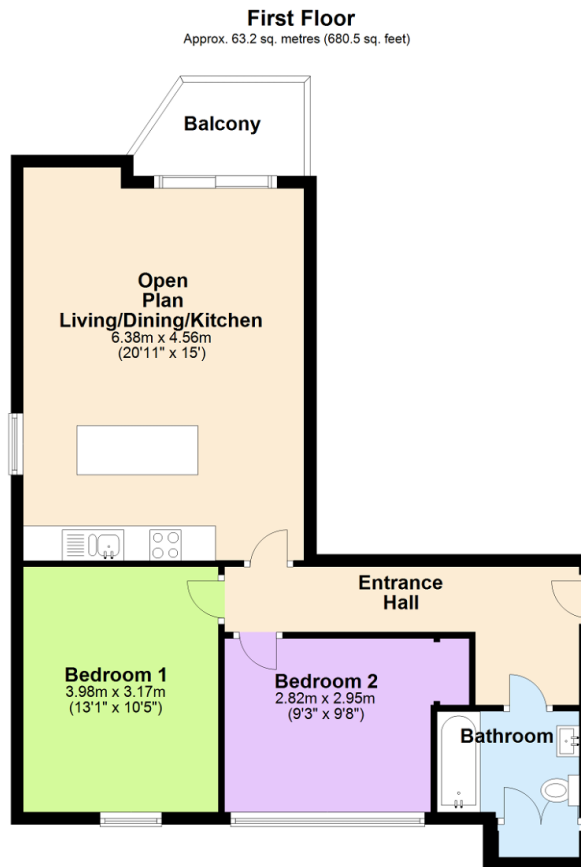


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## Key Features

- 2 Double Bedroom Flat
- Feature Elevated Balcony With Southerly Aspect
- Upvc Double Glazing
- Open Aspect At Rear Overlooking Playing Field
- EPC C 79
- Purpose Built
- Open Plan Living/Dining/Kitchen
- E7 Heating
- Allocated Car Hardstand
- Located Towards The End Of A Cul De Sac



Total area: approx. 63.2 sq. metres (680.5 sq. feet)

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