



MILLINGTON TUNNICLIFF

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

Smithaleigh, Plympton, PL7 5AX

£550,000

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- Substantial Detached Bungalow
- Over 2460 Sq Ft of Accommodation
- Currently Arranged As A 3 Bedroom, Two Reception Bungalow
- Two Further Reception Rooms To The First Floor
- Lounge & Kitchen/Diner
- Bedroom With En-Suite Bathroom
- Utility Room & Family Bathroom
- Double Garage
- Extensive Driveway & Parking
- Sat On Approximately 1/4 Acre Plot



Constructed in 1988 by the current owners, Windrush is brought to the open market for the first time in over 35 years. This substantial 4/5 bedroom property offers over 2460 Sq Ft of accommodation and could be adapted to suit a buyers needs. Currently arranged as a three bedroom, two reception bungalow on the ground floor, there are two further reception rooms to the first floor that could be utilised as additional living space or bedrooms. The property is sat on an approximate 1/4 acre plot and offers double garage, front and rear gardens and extensive driveway and parking. EPC C 71.



Total area: approx. 229.2 sq. metres (2467.2 sq. feet)

7/3/24 2:37 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

### Energy performance certificate (EPC)

Address: Devonport, PL7 5AR	Energy rating: <b>C</b>	Valid until: 2 July 2028
Certificate number: 8776-2838-0265-0124-0205		

Property type: Detached house  
Total floor area: 209 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 legislation and exemptions](#) [here](#) or go to [www.gov.uk/government/guidance/energy-performance-certificate-exemptions](#)

#### Energy rating and score

The property's energy rating is C. It has the potential to be B.

[Click here to explore the energy saving options](#)

Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.  
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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/0776-2838-0265-0124-0205>

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