



# MILLINGTON TUNNICLIFF

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## Edgemill Walk, Lucerne Fields, Ivybridge, PL21 0GN

Guide Price £270,000

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Guide Price £270,000 - £280,000 Viewing Essential! A modern 3 bedroom semi detached house built by Barratt Homes on the eastern side of Ivybridge, convenient for local amenities. The house offers an entrance hall, cloakroom, living room and kitchen/diner on the ground floor, together with landing, the 3 bedrooms, family bathroom and en suite shower room on the upper floor. There is a gas central heating system and Upvc double glazing. There is a driveway at side allowing for off road parking and an enclosed garden at rear. EPC B 84.

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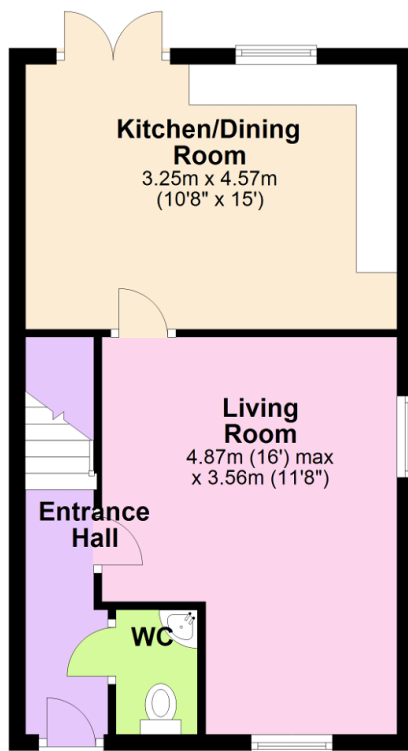
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## Key Features

- Modern 3 Bedroom Semi Detached House
- Cloakroom
- Upvc Double Glazing
- Driveway At Side Allowing For Off Road Parking
- EPC B 84
- En Suite Shower/WC
- Modern Kitted Kitchen/Diner
- Gas Central Heating
- Popular Cul De Sac On Eastern Side Of Ivybridge
- Convenient To Local Amenities

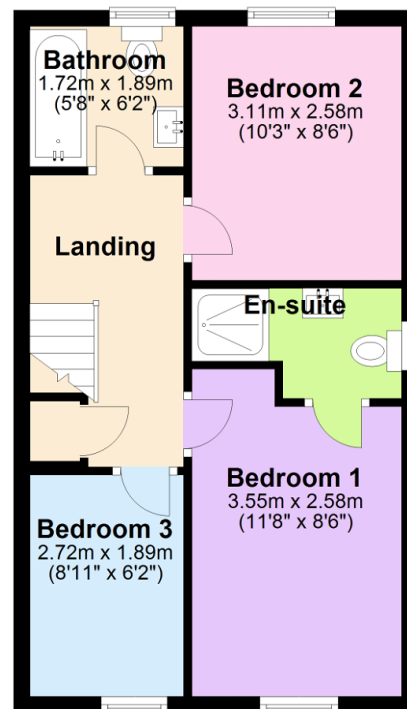
### Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

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