



Ipplepen

- Modern Detached House
- 3 Double Bedrooms (master en suite)
- Modern Kitchen / Diner
- Pretty Enclosed Garden
- Presented In Immaculate Order
- Garage & Driveway Parking
- Tucked Away Cul-De-Sac Location
- Highly Regarded Village

Asking Price:

£289,950

Freehold

EPC RATING: C69

26 Crokers Way, Ipplepen, TQ12 5QZ - Draft

A superb detached house presented in first class order throughout and situated in a tucked away corner of a cul-de-sac of other similarly aged and styled detached properties the house has an attached garage and driveway providing parking and a very pretty lawned garden to the rear, which is fully enclosed in part by an ancient old stone wall.

The property has up-to-the-minute fittings and is immaculately decorated with neutral tones. An open storm porch covers the double glazed front door which opens to a generously proportioned reception hallway. This area provides access to the ground floor rooms and has a 180° turning staircase to the first floor with window on a half landing providing natural light. Off the hall is a guest cloakroom / W.C with white suite. The lounge overlooks the front whilst to the rear the full width of the ground floor is occupied by an impressive open plan kitchen / diner featuring a selection of modern cabinets, some appliances and a window and sliding patio doors overlooking the pretty rear garden. On the first floor a part galleried landing has an airing cupboard off and doors to 3 bedrooms, all of which are doubles. The master has recessed fitted wardrobes and an en suite shower room / w.c with smart white suite. The bathroom has been updated over recent years.

Ipplepen is a popular village with a wide range of amenities including a small supermarket, post office, health centre, a public house / restaurant, primary school, two churches and a sports field with tennis courts, bowling green, adult gym equipment and children's play area. Dainton Golf course is a couple of miles away on the A381 Totnes Road. Ipplepen is situated part way between the market town of Newton Abbot and the historic castle town of Totnes, both of which offer a wider range of shopping, business and leisure facilities and can be accessed via a timetabled bus service from the village.

Ground Floor

Open Porch & Reception Hallway
Cloakroom

Lounge 13' 10" (4.22m) x 12' 3" (3.73m)
Kitchen / Diner 21' 8" (6.6m) x 10' 6" (3.2m) max

First Floor

Bedroom 1 12' 8" (3.87m) plus dbl wardrobe x 9' 9" (2.96m)
En Suite Shower Room
Bedroom 2 11' 7" (3.52m) x 9' 9" (2.96m)
Bedroom 3 10' 11" (3.32m) x 9' 11" (3.03m)
L shaped room max dimensions shown
Family Bathroom 8' 6" (2.6m) x 6' 2" (1.88m)

Outside

Small area of gravelled frontage and open plan lawn to the front of the property. Enclosed rear garden, predominately level and laid to lawn.

Parking

Attached Garage 16' 2" (4.94m) x 8' 8" (2.64m) with parking space in front.

Agents Notes

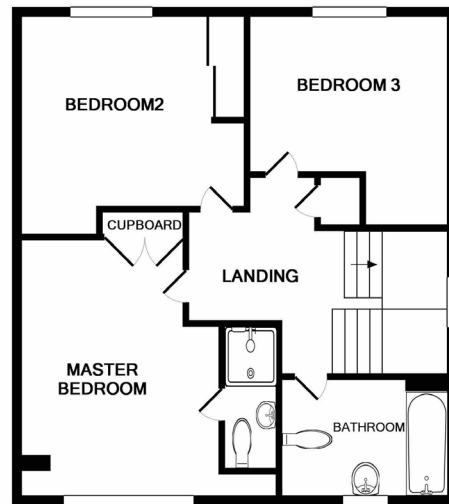
Council Tax Band: Currently Band D

Directions

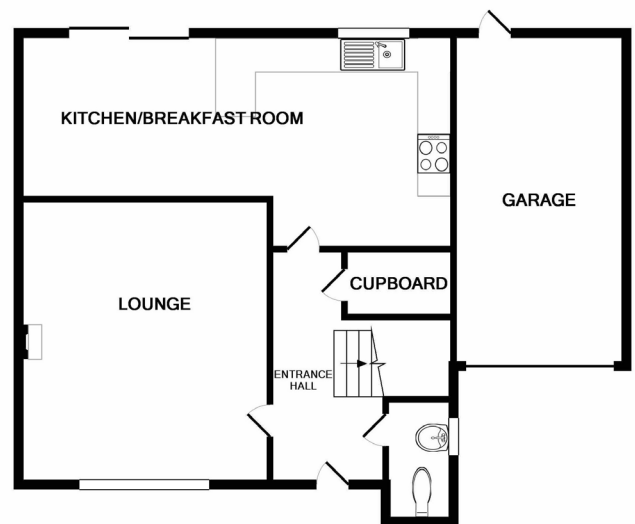
From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross (Foredown Road). Follow the road straight through the village and then turn left opposite the Wellington Inn into Clampitt Road. Take the second left into Crokers Way.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)

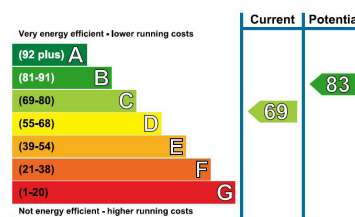
TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Energy Performance Certificate

Full report available on request

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.