



Ipplepen

- Modern Detached House
- 3 Bedroom
- Lounge & Dining Area
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Low Maintenance Gardens
- Garage & Driveway Parking
- Cul-De-Sac Position in Popular Village

Asking Price:

£279,950

Freehold

EPC RATING: D67

19 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ

A smartly presented modern detached house located in a sought after cul-de-sac within the highly regarded village of Ipplepen. With driveway parking and a garage the house has easy to maintain enclosed corner gardens offering a good level of privacy. The property also benefits from current planning permission for a 2 storey extension to the side of the house.

Ipplepen is a popular village due to its wide range of amenities including; a small supermarket, post office, medical centre, primary school, public house / restaurant, 2 churches and various sports / outdoor facilities including tennis courts, bowling greens, children's park, football pitch and Dainton Golf Course on the A381. A timetabled bus service operates to the nearby market town of Newton Abbot and historic castle town of Totnes, both of which have a wider range of amenities and railway stations.

Accommodation

Inside, the accommodation is ideal for family living. The entrance hallway has a guest cloakroom / W.C. off. A light and airy double aspect lounge has French doors to the rear garden and an arch to the dining room overlooking the front. The kitchen has been refitted over recent years with a selection of modern cabinets and there is a useful separate utility room. On the first floor here are 3 bedrooms, 2 with fitted wardrobes, and a smart modern bathroom with 4 piece suite including a separate shower cabinet.

Ground Floor

Hallway	
Cloakroom / W.C	
Lounge	17' 11" (5.46m) x 12' 1" (3.69m)
Dining Room	9' 8" (2.95m) x 8' 3" (2.51m)
Kitchen	15' 1" (4.61m) x 7' 7" (2.32m)
Utility	

First Floor

Landing	
Bedroom 1	12' 11" (3.94m) x 9' 11" (3.03m)
Bedroom 2	12' 1" (3.68m) x 9' 10" (2.99m)
Bedroom 3	8' 9" (2.67m) x 7' 10" (2.38m)
Bathroom	

Outside

The property is on a level plot with low maintenance gardens, enclosed on two sides

Parking

Garage and driveway parking.

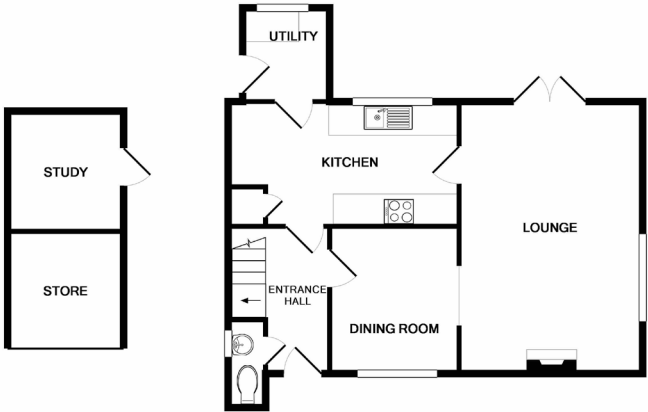
Agents Notes

Council Tax Band: Currently Band D

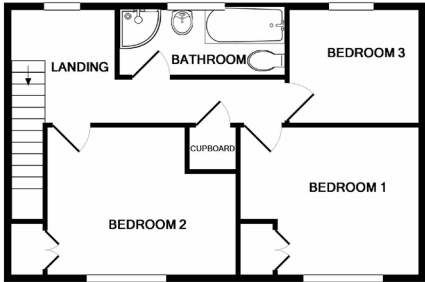
Directions

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.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.2 SQ.M.)

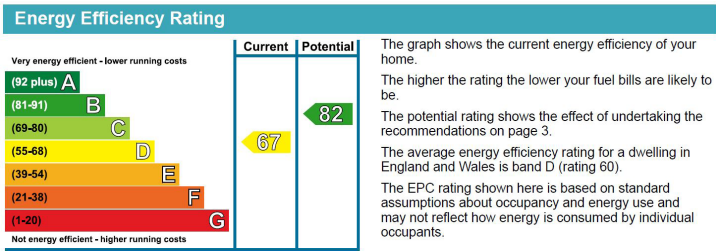
TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (105.2 SQ.M.)

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.

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Full report available on request



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