



Ipplepen

- Detached Chalet Style House
- 3 / 4 Bedrooms
- Double Aspect Lounge / Diner
- Double Glazed Conservatory
- Double Glazing & Gas Central Heating
- Lovely Rear Garden
- Garage & Driveway Parking
- No Upward Chain

Asking Price:

£300,000

Freehold

EPC RATING: D57

16 Barn Park Close, Ipplepen, TQ12 5SZ

A detached chalet style house, offered for sale with no upward chain, located in a sought after cul-de-sac on the edge of this highly regarded and well-served village.

Standing on a good sized plot the property has a fairly level and privately enclosed garden at the rear with a driveway and detached garage providing parking. Enjoying an open aspect across the village to the rear the property offers versatile accommodation with generously proportioned rooms.

The village of Ipplepen offers a wide range of amenities including a small supermarket, primary school, post office, health centre, two churches, village hall, various sports facilities and a timetabled bus service to the nearby towns of Newton Abbot and Totnes, both of which have a wider range of amenities.

Accommodation

On the ground floor the property has a hallway, double aspect lounge / diner, fitted kitchen, uPVC double glazed conservatory extension, bathroom and sitting room / bedroom 4. On the first floor there are three bedrooms and shower room / w.c.

Ground Floor

Entrance Hallway	
Lounge / Diner	19' 8" (6m) x 12' 0" (3.66m) narrowing to 10' 6" (3.2m)
Kitchen	10' 9" (3.28m) x 10' 0" (3.06m)
Conservatory	10' 8" (3.24m) x 8' 9" (2.66m)
Sitting Room / Bedroom 4	13' 11" (4.24m) max x 10' 9" (3.28m)
Bathroom	

First Floor

Landing	
Bedroom 1	13' 3" (4.04m) x 11' 6" (3.5m) narrowing to 10' 3" (3.12m)
Bedroom 2	11' 10" (3.6m) x 9' 1" (2.76m)
Bedroom 3	10' 11" (3.32m) x 8' 4" (2.54m)
Shower Room / W.C	

Outside

Area of garden to the front. The enclosed rear gadren is mainly laid to lawn.

Parking

Driveway to the side of the property leading to a detached garage.

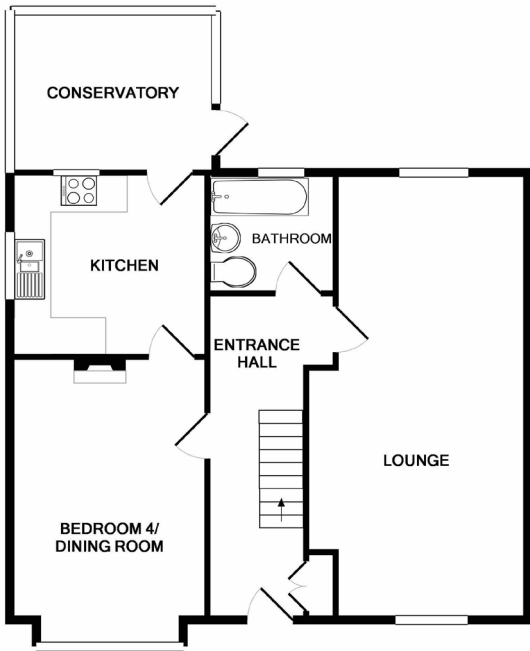
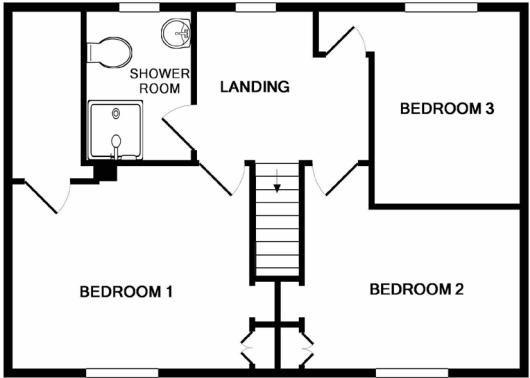
Agents Notes

Council Tax Band: Currently Band D

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Take the first left into Barn Park Close and the property can be found on the right hand side.

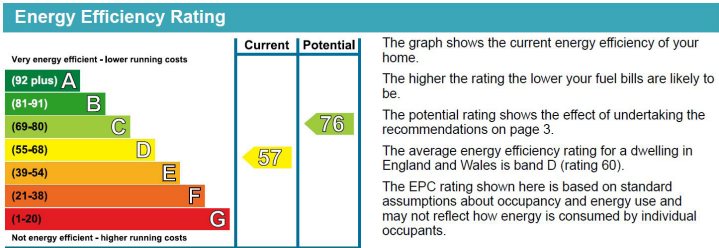
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1344 SQ.FT. (124.9 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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Energy Performance Certificate

Full report available on request



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