



Ipplepen

- Semi-Detached House
- 3 Bedrooms
- Open Plan Lounge/Diner
- Sun Room

- Fitted Kitchen and Bathroom
- Front & Rear Gardens
- Detached Garage
- Sought-After Village Location

Asking Price:

£260,000

Freehold

EPC RATING: D63

2 Barn Park Cottages, Ipplepen, TQ12 5SY - Draft

A superb and tastefully presented older style semi-detached home situated in a highly sought after village location. The property boasts a wealth of charm and character and benefits from a wood burning stove, delightful sun room, garage and attractive south facing gardens. Gas central heating and double glazing are installed and the property will appeal to buyers looking for a charming cottage style home in a desirable village.

Barn Park Cottages are located in an enviable and slightly elevated situation in the coveted village of Ipplepen. The village itself has a variety of amenities including a highly regarded primary school, a medical centre, small supermarket, post office, public house / restaurant and sports field with tennis courts, Bowling Green, and children's park. The village is situated part way between the market town of Newton Abbot and castle town of Totnes, both of which are approximately 4-5 miles away, have a wide selection of shops and amenities and can be accessed via a timetabled bus service from the village.

Accommodation

A multi obscure glazed entrance door leads to the hallway with polished wood flooring, stairs to first floor and cupboard under. The lounge/dining room is dual aspect with a pleasant outlook to front and has polished wood flooring and a multi fuel burning stove. This room opens into the sun room which has tiled flooring and French doors to the garden. The kitchen is L-shaped and has a modern range of units with built in oven and hob and spaces for appliances. There is also a wall mounted gas boiler and windows to side and rear. On the first floor there are three bedrooms all with polished wood flooring, master enjoying a pleasant outlook. There is also a white bathroom suite.

Ground Floor

Hallway	
Lounge/Diner	22' 4" (6.8m) x 10' 10" (3.3m)
Kitchen	14' 1" (4.3m) x 5' 11" (1.8m)
Sun Room	8' 10" (2.7m) x 8' 2" (2.5m)

First Floor

Bedroom 1	11' 2" (3.4m) x 11' 2" (3.4m)
Bedroom 2	11' 2" (3.4m) x 11' 2" (3.4m)
Bedroom 3	6' 3" (1.9m) x 5' 11" (1.8m)
Bathroom	7' 7" (2.3m) x 5' 11" (1.8m)

Outside

Outside there is a gravelled path and lawned area to the front. The rear comprises a large paved patio, lawn and shrub borders with timber shed.

Parking

There is a stone built detached garage.

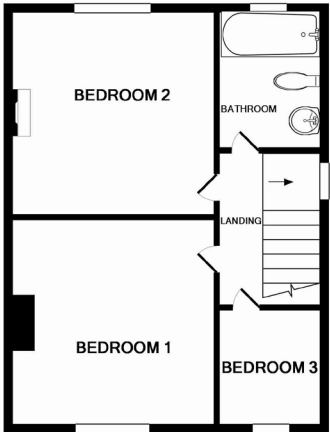
Agents Notes

Council Tax Band: Currently Band C

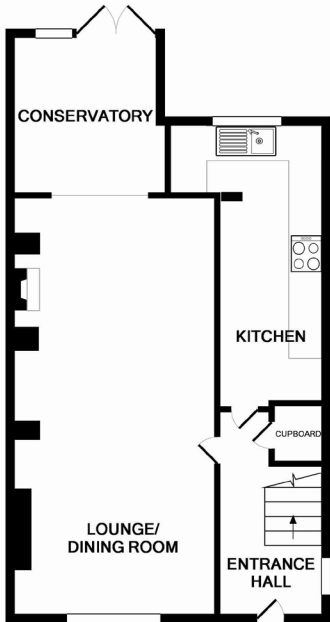
Directions

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and Barn Park Cottages can be found on the left hand side after the turning for Barn Park Close.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

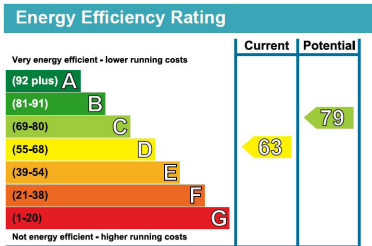
TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

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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