



Ipplepen

- Link Detached House
- 3 Bedrooms
- Living Room & Conservatory
- Kitchen

- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Garage & Driveway Parking
- No Upward Chain

Offers In Excess Of:

£250,000

Freehold

EPC RATING: C72

48 Dornafield Drive East, Ipplepen, TQ12 5YN

A spacious link-detached family home situated in the sought after village of Ipplepen. With no onward chain this three double bedroom house benefits from gas central heating and double glazing. There is an enclosed rear garden and an integral garage. Internal viewings come highly recommended to appreciate the attributes this property has to offer.

Ipplepen is a popular village due to its wide range of amenities including a small supermarket, post office, health centre, primary school, two churches and sports field with tennis courts, bowling green and children's play area. A timetabled bus service operates to the nearby market town of Newton Abbot and the historic castle town of Totnes where a wider range of shopping business and leisure facilities are available.

Accommodation

The accommodation is light and airy; an entrance porch opens to a large dual aspect lounge/dining room and further door to kitchen which leads to the conservatory overlooking the garden. From the inner hallway there is a door to the integral garage and stairs to the first floor landing where there are three bedrooms and modern shower room with separate w.c. Outside there is an enclosed rear garden mainly laid to lawn and flower and shrub borders.

Ground Floor

- Entrance Porch
- Living Room 25' 5" (7.75m) x 10' 9" (3.28m)
- Kitchen 10' 6" (3.2m) x 7' 6" (2.29m)
- Conservatory 10' 1" (3.07m) x 5' 9" (1.75m)
- Hallway

First Floor

- Landing
- Bedroom 1 14' 3" (4.34m) x 8' 9" (2.67m)
- Bedroom 2 10' 10" (3.3m) x 10' 2" (3.1m)
- Bedroom 3 10' 11" (3.33m) x 8' 9" (2.67m)
- Shower Room
- Separate W.C

Outside

Neatly tended enclosed rear garden with lawn and mature flower and shrub planting.

Parking

Garage 17' 1" (5.21m) x 7' 10" (2.39m) and driveway parking.

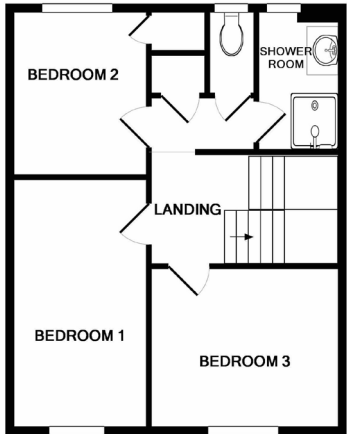
Agents Notes

Council Tax Band: Band D

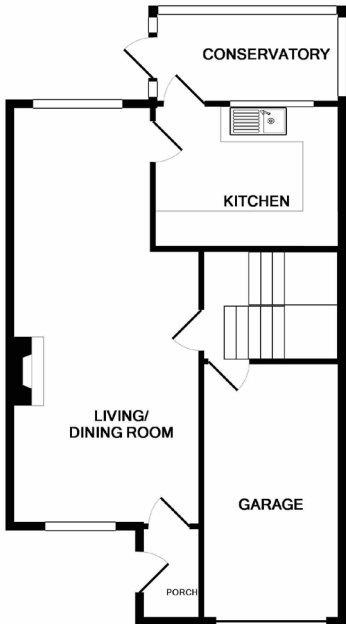
Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into Ipplepen (Foredown Road). Take the first right into Dornafield Drive East.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



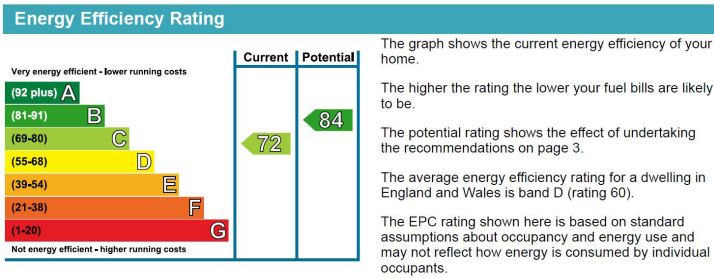
GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 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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Energy Performance Certificate

Full report available on request



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