



Ipplepen

- Lovely Terraced Cottage
- 3 Bedrooms
- Double Aspect Living Room
- Fitted Kitchen
- No Upward Chain
- Gas Central Heating & Double Glazing
- Delightful Rear Garden
- Central Village Location

Asking Price:

£199,950

Freehold

EPC RATING: E42

12 Fore Street, Ipplepen, TQ12 5RH

Located in the heart of this highly regarded village this terraced cottage has a wide range of amenities virtually on its door step. Benefitting from a central heating system with modern boiler and replacement uPVC double glazed windows the cottage has a delightful rear garden which is enclosed and mainly laid to lawn.

Ipplepen is a popular well-served village with small supermarket, post office, primary school, medical centre, public house / restaurant, two churches, village hall and sports field with tennis courts, bowling greens, children’s park and outdoor gym equipment. Dainton Golf Course is situated approximately 1½ miles away on the A381 Totnes Road. A timetabled bus service (for which the bus stop is opposite the property) operates the to the nearby market town of Newton Abbot and historic castle town of Totnes, both of which offer a wider range of shopping, business and leisure facilities.

Accommodation

The interior of the property is light and airy; The front door opens into a good sized hallway off of which is the double aspect lounge / diner with two windows to the front and two to the rear. The galley style kitchen has fitted units to two sides and a window and door to the rear garden. On the first floor there are three bedrooms and a modern shower room / W.C. One of the bedrooms has a door opening to a staircase which leads up to the loft with flooring and a circular window to the side enjoying a pleasant view.

Ground Floor

Entrance	8’ 4” (2.53m) x 6’ 4” (1.93m)
Lounge / Diner	20’ 3” (6.18m) x 12’ 2” (3.72m)
Kitchen	11’ 6” (3.5m) x 5’ 11” (1.81m)

First Floor

Landing	
Bedroom 1	11’ 2” (3.4m) x 6’ 4” (1.92m)
Bedroom 2	10’ 4” (3.16m) x 9’ 2” (2.8m)
Bedroom 3	11’ 8” (3.55m) x 6’ 11” (2.1m)
Shower Room	

Outside

Enclosed rear garden, mainly laid to lawn.

Agents Notes

Council Tax Band: Currently Band B

Directions

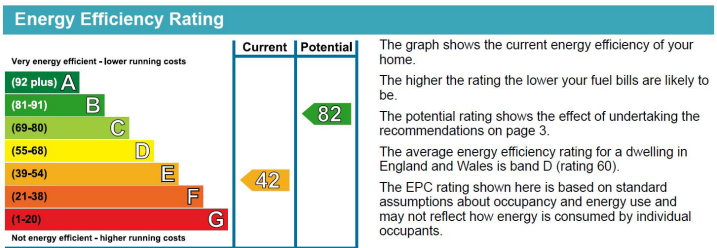
From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road into the village, passing the war memorial on the right and the Coop on the left. The property can be found approximately 50 yards further on, to the left hand side.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.