



Ipplepen

- Extended Detached Bungalow
- 3 Bedrooms (1 en suite)
- Lounge & Separate Dining Room
- Double Glazed Conservatory
- Gas Central Heating & Mainly Double Glazed
- Front & Rear Gardens
- Garage & Gated Driveway
- No Upward Chain

Asking Price:
£299,950
 Freehold

28 Biltor Road, Ipplepen, Newton Abbot, TQ12 5QL

Situated on the edge of this highly regarded village with fields on the other side of the road, this surprisingly spacious detached bungalow offers versatile accommodation. Well maintained over the years, the property is set back from the road with a gated driveway providing parking and access to a garage. Occupying a fully enclosed plot the property has gardens to both the front and rear, the latter offering privacy and seclusion.

Local amenities include a small supermarket, health centre, post office, primary school, two churches, a public house / restaurant and a sports field with tennis courts, bowling green and children's play area. Ipplepen is a village located partway between the market town of Newton Abbot and castle town of Totnes, both of which offer a wide range of shopping, business and leisure facilities and can be accessed via a timetabled bus service from the village.

Offered with no upward chain. Viewing is recommended.

Accommodation

The extended accommodation is accessed from outside into a spacious split level reception with boiler and linen cupboards off. The cosy lounge overlooks the front and there is a separate dining room at the rear which has a uPVC double glazed conservatory off with French doors to the rear garden. The kitchen is fitted with a selection of cabinets, 1 ¼ bowl sink and integrated oven, microwave, hob and hood. There are three bedrooms, one of which has an en-suite bathroom/ WC and a family shower room/ WC with modern white suite.

Ground Floor

Entrance Hallway

Lounge	15' 7" (4.75m) x 10' 11" (3.32m)
Kitchen	10' 3" (3.13m) x 9' 3" (2.82m)
Side Porch	12' 0" (3.66m) x 4' 10" (1.47m)
Dining Room	10' 0" (3.04m) x 9' 0" (2.74m)
Conservatory	8' 5" (2.57m) x 8' 0" (2.45m)
Bedroom 1	14' 3" (4.34m) x 8' 10" (2.7m)
En Suite Bathroom	
Bedroom 2	12' 0" (3.66m) x 10' 9" (3.28m)
Bedroom 3	10' 0" (3.04m) x 7' 9" (2.37m)
Shower Room	8' 4" (2.55m) x 5' 11" (1.81m)

Outside

The property is on a predominately level plot. The front garden is mainly laid to lawn and shrubs and the rear garden, which is particularly secluded, is also laid to lawn and mature planting.

Parking

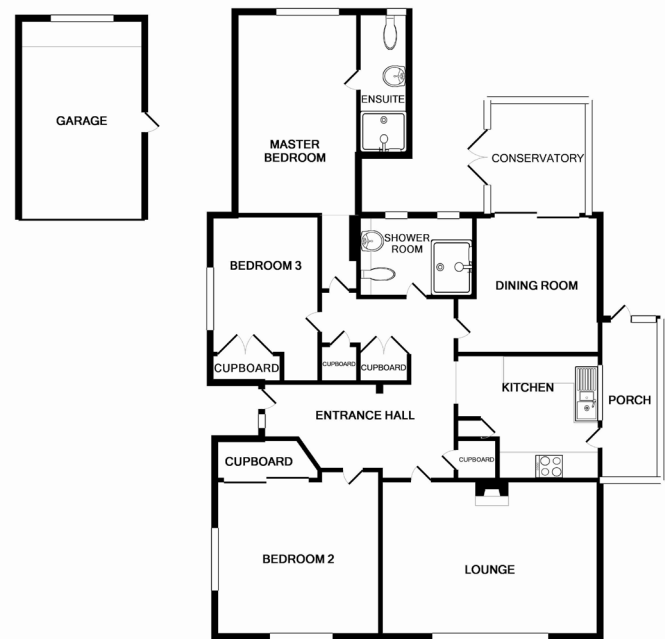
Long driveway providing ample parking and access to the garage.

Council Tax Band: Currently Band D

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Follow the road past the main turning into the village (Causeway Cross) and past Westcountry Motors on the right. About 100 yards down the road turn right at the staggered cross road into Conniford Lane. Follow the road as it bears sharply around to the right into Biltor Road. The property can be found on the right hand side.

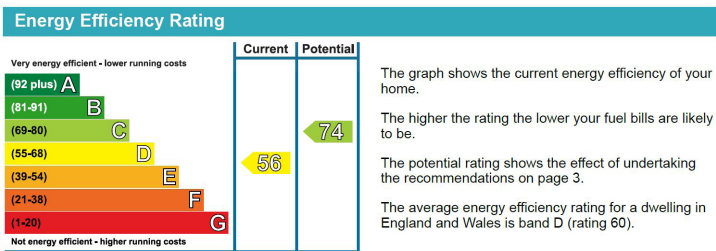
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 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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