



Ipplepen

- Immaculate Family Home
- 3 Double Bedrooms
- Modern Kitchen & Bathroom
- uPVC Double Glazing & Gas C.H
- Delightful Corner Plot
- Integral Garage & Driveway
- Sought-After Village Location
- No Upward Chain

Asking Price:
£265,000
 Freehold

39 Dornafield Drive East, Ipplepen, TQ12 5YH - draft

A superb semi-attached family home located in this highly regarded and well-served village offered with no upward chain. Immaculately presented the property has a driveway and integral garage providing parking whilst to the side and rear are delightful level enclosed gardens which offer a generous level of privacy.

Ipplepen benefits from a 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 with a hallway opening to a most impressive triple aspect main reception room with picture window to the front, walk-in bay window to the side and doors to the rear garden. The kitchen has a selection of modern fittings and the inner hallway has a door to the integral garage and a 180° turning staircase to a part galleried first floor landing. The first floor offers three double bedrooms and a smart modern bathroom with four piece suite including a separate shower cabinet.

Ground Floor

Lounge /Diner 25' 4" (7.73m) x 12' 4" (3.75m) max

Kitchen 10' 6" (3.21m) x 7' 7" (2.31m)

Garage 17' 2" (5.23m) x 11' 1" (3.37m)

First Floor

Bedroom 1 11' 1" (3.37m) x 10' 4" (3.16m)

Bedroom 2 14' 3" (4.35m) x 8' 7" (2.62m)

Bedroom 3 11' 0" (3.35m) x 8' 7" (2.62m)

Bathroom 7' 10" (2.4m) max x 7' 10" (2.38m) max

Outside

Enclosed side and rear gardens mainly laid to lawn.

Parking

Integral garage and driveway parking.

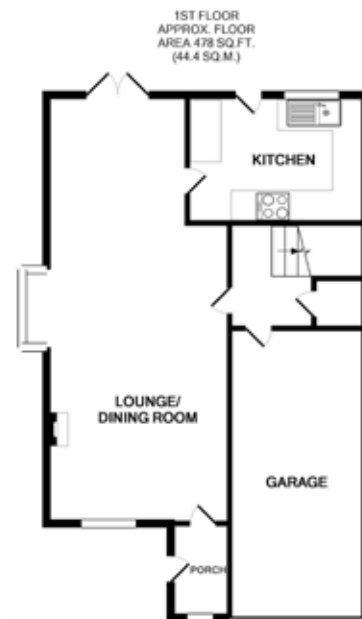
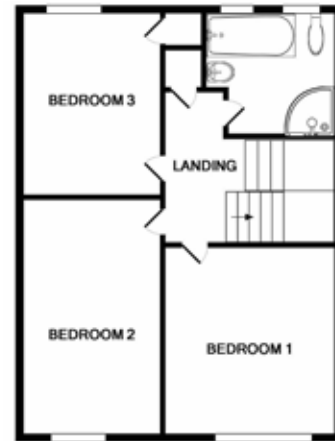
Agents Note:

Council Tax: Band C

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 478 SQ. FT.
(44.4 SQ.M.)

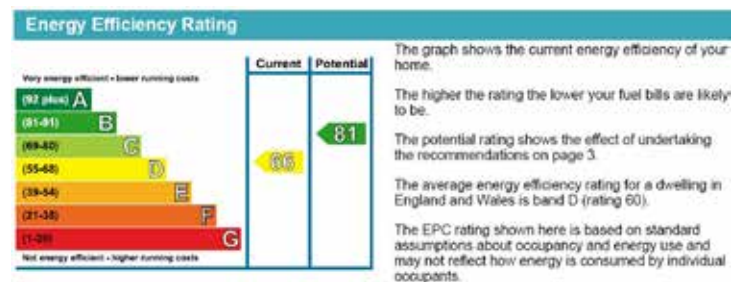
GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ. FT.
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ. FT. (95.5 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



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