



Ipplepen

- Superb Detached House
- 3 Bedrooms
- Extended Living Space
- Gas Central Heating & Double Glazing
- Large Enclosed Garden
- Garage & Driveway
- Exclusive Cul-De-Sac
- Highly Regarded Village

Asking Price:
£365,000
 Freehold
 EPC: D62

6 North End Close, Ipplepen, Newton Abbot, TQ12 5TJ - Draft

An individual detached house located in an exclusive cul-de-sac that is close to the centre of the highly regarded village of Ipplepen. With an attached garage and driveway approach providing parking the house has a surprisingly large and secluded garden at the rear with a gate onto Paternoster Lane in its rear boundary

North End Close is a particularly desirable and exclusive cul-de-sac in the heart of the older part of the well-served village of Ipplepen. Within 300m there are a wide range of amenities including a supermarket, post office, two churches, a public house / restaurant and medical centre. The village also has a popular primary school, village hall, community sports facilities including tennis courts, bowling greens, outdoor adult gym equipment and children's play area. Dainton Golf Course is situated around 1½ miles away on the A381 Totnes Road.

The Accommodation

The accommodation has been extended on the ground floor and provides plenty of living space. The front door opens into a hallway with the stairs to the first floor and a door to the lounge which has a bow window to the front aspect. The kitchen has a selection of modern cabinets and integrated oven, hob and hood. From the kitchen there are two archways; one opens to an adjacent dining room and the other opens to a plumbed utility area / rear lobby with a window and roof light. Overlooking the rear garden is a superb sun lounge / sitting room which is flooded with natural light due to its windows and doors on three aspects and two large roof lights. Also on the ground floor is a study and a cloaks / w.c. On the first floor there are two double bedrooms and a single bedroom as well as a bathroom and separate w.c. with smart white suite.

Ground Floor

Entrance Hallway	6' 10" (2.08m) x 5' 7" (1.71m)
Lounge	19' 9" (6.01m) narrowing to 15' 10" (4.83m) x 11' 9" (3.57m) max
Kitchen	12' 6" (3.82m) x 9' 8" (2.95m)
Dining Room	10' 0" (3.05m) x 9' 4" (2.85m)
Utility	6' 3" (1.91m) x 5' 7" (1.7m)
Sun Lounge	10' 0" (3.04m) x 9' 7" (2.92m)
Study	9' 5" (2.88m) x 7' 3" (2.2m)

First Floor

Landing	
Bedroom 1	13' 11" (4.24m) x 11' 11" (3.63m)
Bedroom 2	10' 0" (3.04m) x 9' 7" (2.92m)
Bedroom 3	9' 3" (2.82m) max x 9' 1" (2.76m)
Bathroom	
Separate W.C	

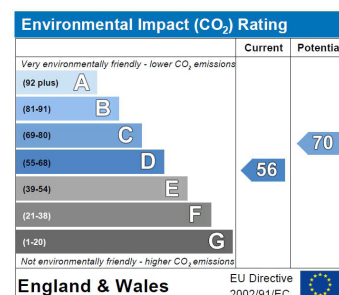
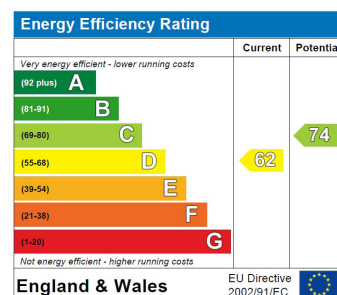
Gardens

A surprisingly large rear garden that is enclosed by natural boundaries and fencing. The garden is well-stocked with shrubs, plants and flowers, has an expansive lawn, a raised deck and patio.

Parking

Driveway to the side of the property leading to the Attached Garage measuring 17' 9" (5.4m) x 8' 5" (2.56m)

ENERGY PERFORMANCE RATING

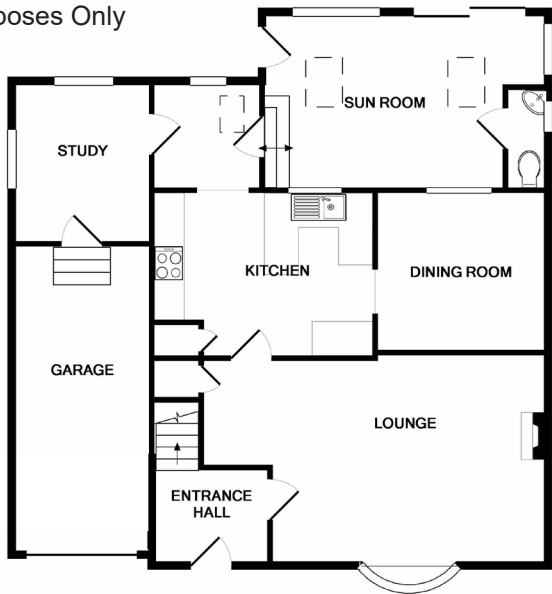


Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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

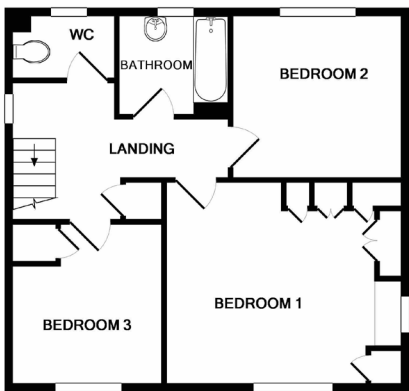


FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1376 SQ.FT. (127.8 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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Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road through the village. Turn right at the war memorial into North Street. North End Close is about 150 yards down the road on the left hand side.