



Ipplepen

- Detached Extended Bungalow
- 2 Double Bedrooms
- Lounge & Separate Dining Room
- Superb Kitchen / Breakfast Room
- Double Glazing & Gas Central Heating
- Extensive Driveway & Substantial Double Garage
- Lovely Enclosed Gardens
- Sought After Village Location

Asking Price:

£335,000

Freehold

EPC: D60

17 Ledsgrove, Ipplepen, Newton Abbot, TQ12 5QY - Draft

A superb detached bungalow offering extended and immaculately presented accommodation. Set back from the road with its own gated driveway and forecourt the property offers extensive parking for multiple vehicles. In addition there is a substantial block construction detached double garage, in keeping with the bungalow, with pitched tiled roof and twin roller doors. The double garage was designed and built so that if required, subject to the necessary consents and approvals, it could be converted to provide a detached self-contained annexe.

The bungalow itself has in the past had a substantial extension constructed at the rear, again with a pitched tiled roof to provide an impressive new eat-in kitchen, with the original adjacent kitchen becoming a separate dining room. There is also a cosy lounge with decorative fireplace overlooking the front with parts of Dartmoor in the distance, 2 double bedrooms and an up-to-the-minute shower room / W.C. Outside the gardens are also immaculate with the enclosed front garden featuring a wide expanse of lawn and colourful planting. To one side is a productive vegetable garden whilst the rear features a sheltered and private patio area.

Ledsgrove is a highly regarded and sought after address which consists mainly of similarly aged bungalows. The centre of the village with its extensive selection of amenities is around half a mile away. Ipplepen offers a vibrant active community with many clubs and associations. Services include a small supermarket, post office, public house / restaurant, 2 churches, a health centre, primary school and sports facilities including tennis courts, bowling greens, children's play area and adult outdoor gym equipment. Dainton Golf Course is approximately one mile away on the A381 Totnes Road.

A timetabled bus service operates to the nearby market town of Newton Abbot and historic castle town of Totnes, both of which provide a wider range of shopping, business, leisure and transport facilities.

Viewing highly recommended as this bungalow is not to be missed.

The Accommodation

Ground Floor

Entrance Hallway	
Lounge	14' 10" (4.52m) x 11' 11" (3.63m)
Dining Room	12' 2" (3.71m) x 9' 1" (2.77m)
Kitchen / Breakfast Room	14' 11" (4.55m) x 12' 4" (3.76m)
Utility / Rear Porch	
Bedroom 1	12' 4" (3.76m) x 10' 4" (3.15m)
Bedroom 2	10' 4" (3.15m) x 9' 2" (2.79m)
Shower Room	

Gardens

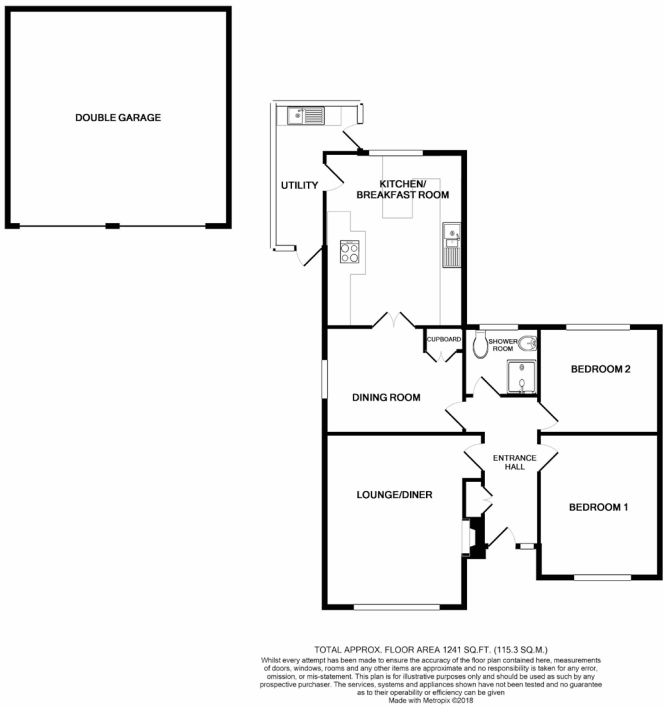
Outside there are corner plot gardens with lawn and established flower/ shrub borders, a vegetable patch and fruit trees. To the rear there is a paved seating area enjoying a degree of privacy, greenhouse and shed.

Parking

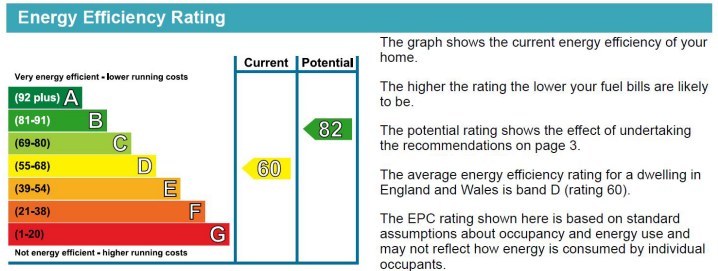
Double garage 19' 0" (5.79m) x 18' 2" (5.54m) with twin doors (one electric) and ample parking on the driveway and additional hardstanding for a caravan/boat.

FLOOR PLANS

For Illustrative Purposes Only



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 $\pm$ 0.1m





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

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 Ipplepen (Foredown Road). Take the second left into Cooke Drive and then bear left into Ledsgrove.