



Ipplepen

- Semi-Detached Family Home
- 4 Bedrooms (master en suite)
- 2 Reception Rooms & Study / Playroom
- Fitted Kitchen
- Double Glazing & Gas Central Heating
- Low Maintenance Gardens
- Garage & Driveway Parking
- Popular Village Location

Asking Price:
£295,000
 Freehold
 EPC: D68

16 Bowden Road, Ipplepen, Newton Abbot, TQ12 5QT

A superbly presented, spacious semi-detached family home. The extended accommodation now boasts four bedroom (master with en-suite shower room), two reception rooms and a study/playroom. Gas central heating and double glazing are installed and outside the property benefits from ample off road parking, a garage with utility area and low maintenance garden.

The popular village of Ipplepen offers a wide range of amenities including a small supermarket, post office, primary school, medical centre, public / house / restaurant and sports field with tennis courts, bowling green and children's play park. A wider range of amenities can be found in the nearby market town of Newton Abbot and historic castle town of Totnes, both of which can be accessed via a timetabled bus service from the village.

The Accommodation

The entrance hallway has stairs to the first floor and a door to the lounge which has an outlook over the front garden and a feature fireplace. The separate dining room has sliding patio doors to the garden. The kitchen is fitted with a comprehensive range of modern units and leads to a versatile study/playroom with doors to the garden and garage. There is also a cloakroom/wc on the ground floor. Upstairs there are four bedrooms; the master bedroom is particularly spacious and is fitted wardrobes, two large windows provide much natural light and there is also a beautiful en-suite shower room. The family bathroom is fitted with a modern white suite.

Ground Floor

Entrance Hallway	
Lounge	12' 10" (3.91m) x 11' 11" (3.63m)
Kitchen	11' 5" (3.48m) x 9' 9" (2.97m)
Dining Room	9' 11" (3.02m) x 8' 11" (2.72m)
Study / Play Room	10' 2" (3.1m) x 7' 9" (2.36m)
Cloakroom / W.C	

First Floor

Landing	
Bedroom 1	17' 1" (5.21m) x 15' 1" (4.6m)
En Suite Shower Room	
Bedroom 2	13' 0" (3.96m) x 11' 10" (3.61m)
Bedroom 3	11' 10" (3.61m) x 9' 8" (2.95m)
Bedroom 4	7' 4" (2.24m) x 6' 10" (2.08m)
Bathroom	

Gardens

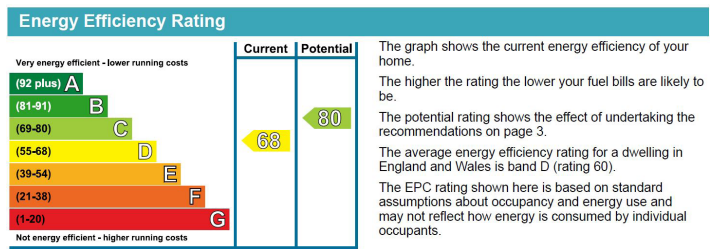
To one side of the drive there is a lawn with shrub borders and the other has a pleasant paved sun terrace with gravelled border.

The rear garden is enclosed and been landscaped for ease of maintenance with a paved patio and gravelled area with a selection of shrubs.

Parking

Outside the wooden gate gives access to a large brick paved driveway with parking for several cars leading to the garage. Garage with metal up and over door and utility area to side. Garage 14' 8" (4.47m) length

ENERGY PERFORMANCE RATING

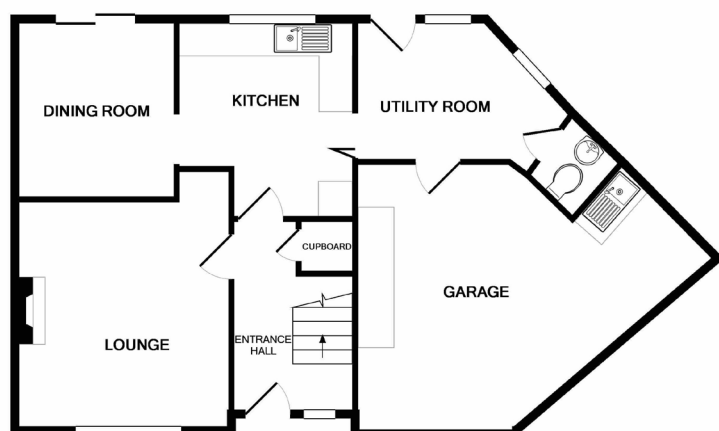


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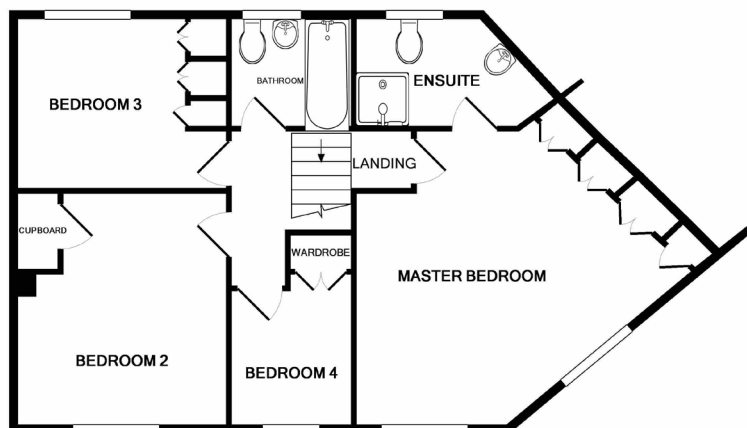


FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.2 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 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 the village (Foredown Road). Take the second left into Cook Drive. Turn right and then right again into Lang Way. Turn left and the property can be found just on the left hand side.