



Ipplepen

- Semi-Detached Bungalow
- 3 Bedrooms
- Modern Fitted Kitchen
- Lounge & Dining Area

- Gas Central Heating & Double Glazing
- Enclosed Front & Rear Gardens
- Garage & Driveway Parking
- No Upward Chain

Asking Price:

£269,500

Freehold

EPC RATING: D59

9 Luscombe Close, Ipplepen, TQ12 5QJ

A smartly presented mature semi-detached bungalow which offers extended accommodation and is located in this highly sought-after and well-served village. Standing on a level enclosed plot, the property has attractive front and rear gardens, the latter offering a good level of privacy with lawn and patio. To the side, a gated driveway and garage provide off road parking.

Ipplepen is a thriving village located between the towns of Newton Abbot and Totnes. Village amenities include a small supermarket, post office, public house, church, health centre, community hub and a park. A timetabled bus service operates to the nearby market town of Newton Abbot and historic castle town of Totnes.

Accommodation

Inside, the accommodation comprises an entrance hallway, a double-aspect lounge overlooking the front and side, modern fitted kitchen with wide square opening leading through to a dining area with patio doors to the rear garden, 3 bedrooms and a bathroom/w.c. with smart, modern, white suite.

Entrance Hallway	
Lounge	13' 4" (4.06m) x 12' 3" (3.73m)
Kitchen	10' 2" (3.09m) x 9' 10" (3m)
Dining Room	8' 5" (2.56m) x 9' 4" (2.85m)
Bedroom 1	12' 9" (3.88m) x 12' 5" (3.78m)
Bedroom 2	10' 6" (3.2m) x 9' 10" (3m)
Bedroom 3	9' 5" (2.88m) x 8' 4" (2.55m)
Bathroom	

Outside

Enclosed front and rear gardens with lawns, planting and path.

Parking

There is a garage and driveway providing parking.

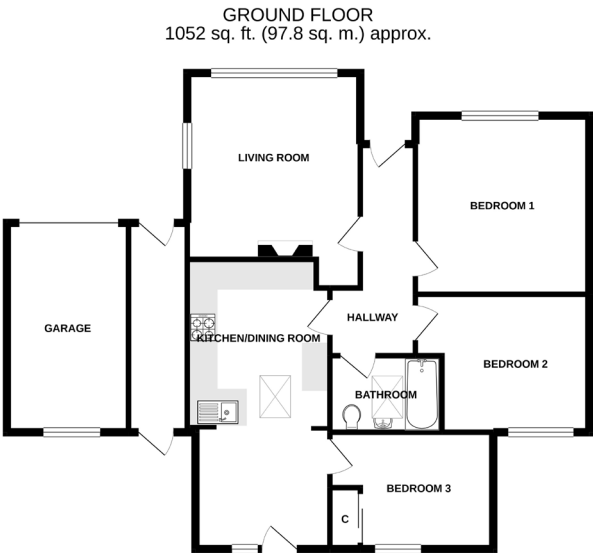
Agents Notes

Council Tax Band: Currently Band C

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right at Causeway Cross into the village (Foredown Road). Follow the road straight through the village passing the war memorial and then the Wellington Inn on the right. At the top of the road by the village hall, turn left into Biltor Road, passing the primary school on the left. Turn left again into Luscombe Close.

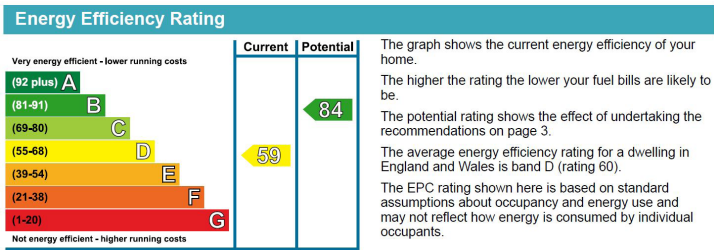
Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA: 1052 sq. ft. (97.8 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. It is advised that the prospective purchaser should consult the agent for further details and to verify the accuracy of the floor plan. Plans will be supplied on request.

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.