



Ipplepen

- Semi-Detached Bungalow
- 2 Double Bedrooms
- 5.8m Long Kitchen/Diner
- Conservatory

- Lovely Private Garden
- Driveway & Car Port
- Sought-After Location
- No Upward Chain

Asking Price:

£249,950

Freehold

EPC RATING: E52

8 Luscombe Close, Ipplepen, TQ12 5QJ - Draft

A mature semi-detached bungalow located within a sought-after cul-de-sac on the edge of the desirable and well-served village of Ipplepen, itself situated between Newton Abbot and Totnes. Standing on a good sized fully enclosed plot with a private, level, lawned rear garden the property has a gated driveway and car port providing ample off road parking.

Inside the accommodation has been extended and includes a good size hallway, double aspect lounge with gas fire, 5.7m long open plan kitchen/diner which is also double aspect and overlooking the rear garden, 2 double bedrooms, shower room, separate WC, and uPVC double glazed conservatory. In addition, the loft space lends itself to conversion into further accommodation, subject to the necessary consents and approvals.

Luscombe Close is located at the top end of the village and is convenient for a wide range of amenities which include: small supermarket, primary school, doctor's surgery, post office and public house. A timetabled bus service also operates from the village to neighbouring towns.

Accommodation

Hallway	
Lounge	14' 1" (4.28m) x 12' 6" (3.8m)
Kitchen/Diner	18' 11" (5.76m) x 12' 6" (3.81m) narrowing to 7' 9" (2.35m)
Conservatory	8' 0" (2.45m) x 7' 10" (2.4m)
Bedroom 1	12' 11" (3.93m) x 12' 5" (3.78m)
Bedroom 2	10' 6" (3.2m) x 9' 11" (3.03m)
Shower Room	
Separate WC	

Outside

Outside there are lovely enclosed front and rear gardens, mainly laid to lawn.

Parking

A gated driveway and carport provide parking for 2/3 cars.

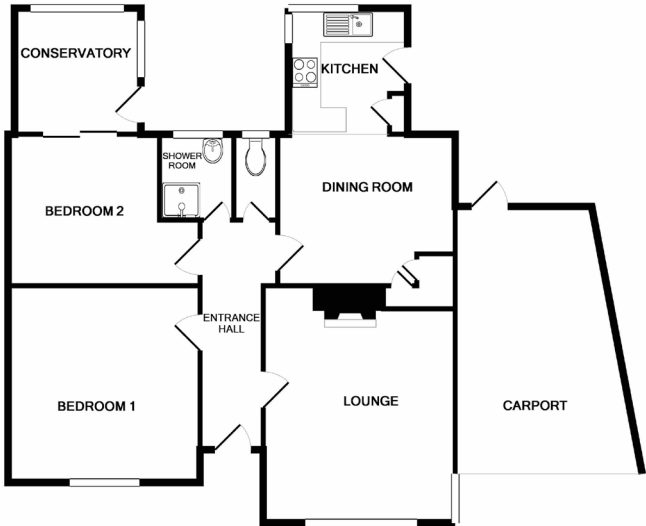
Agent notes

Council Tax 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.

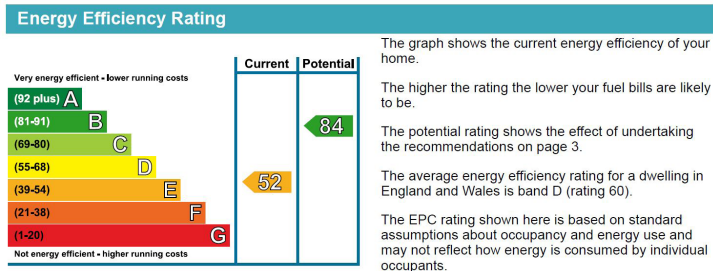
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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



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