



Ipplepen

- Semi Detached House
- 3 Bedrooms
- Lounge / Diner & Kitchen
- Double Glazing & Gas CH
- Front & Rear Gardens
- Garage & Parking
- Popular Village Location
- No Onward Chain

Asking Price:
£245,000
 Freehold

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

A super semi-detached family home offered for sale with no upward chain. The smartly presented house has a lounge / diner with patio doors opening to the rear garden, a fitted kitchen, utility and rear porch. On the first floor the property has three bedrooms and a bathroom fitted with a white suite. Benefits include gas central heating and double glazing, an enclosed rear garden, garage and driveway parking.

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.

Accommodation

Ground Floor

Entrance Hallway

Lounge / Diner	23' 4" (7.1m) x 11' 11" (3.62m)
Kitchen	9' 10" (3m) x 8' 10" (2.68m)
Utility	9' 2" (2.8m) x 7' 1" (2.16m)
Rear Porch	8' 6" (2.58m) x 5' 6" (1.68m)

Ground Floor

Bedroom 1	13' 0" (3.96m) x 11' 10" (3.61m)
Bedroom 2	11' 10" (3.61m) x 9' 10" (3m)
Bedroom 3	7' 2" (2.18m) x 6' 11" (2.1m)
Bathroom	6' 11" (2.11m) x 6' 6" (1.98m)

Outside

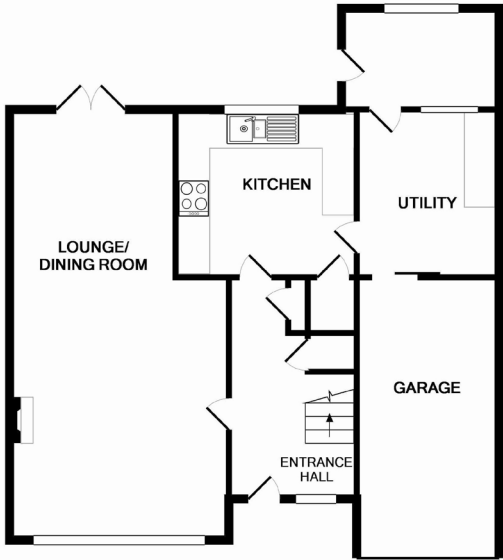
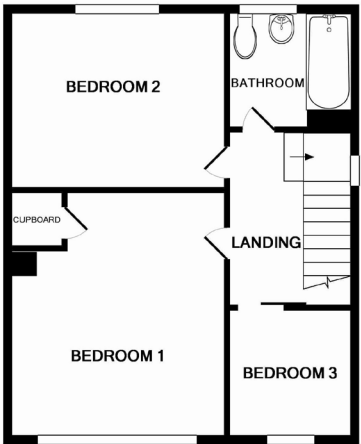
To the front the property has an area of lawn and mature shrub planting. To the garden to the rear is enclosed and is also laid to lawn and mature shrubs.

Parking

Garage	15' 1" (4.6m) x 7' 7" (2.3m)
Off road parking	

Council Tax Band: Band C

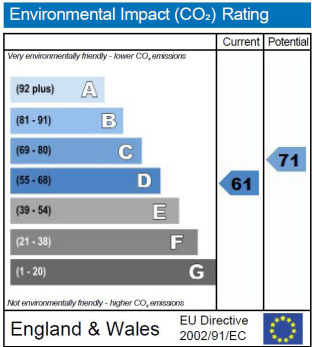
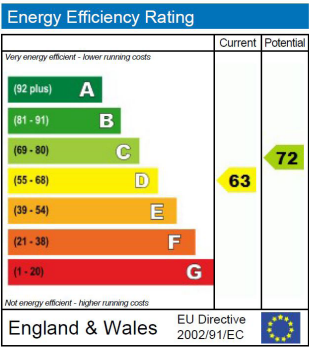
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 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



Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Continue past the main turning into the village at Causeway Cross and turn right just by Westcountry Motors into Clampitt Road. Turn right into Beech Drive. Turn left and then immediately right into Bowden Road.

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 out any 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.