



Ipplepen

- Superb 2 Bedroom Detached Bungalow
- Lounge & Dining Area
- Modern Kitchen & Shower Room
- Scope For Enlargement (subject to planning)
- Double Glazing & Gas Central Heating
- Generous & Versatile Level Plot
- Garage & Driveway Parking
- No Upward Chain

Asking Price:

£299,950

Freehold

EPC RATING: E50

37 Mayfair Road, Ipplepen, Newton Abbot, TQ12 5RN

Boasting a particularly wide plot, with provision for a generous amount of parking and scope for additional accommodation and enlargement (subject to the necessary consents and approvals), is this smartly presented detached bungalow. Located at the end of a small cul-de-sac off Mayfair Road and available with no onward chain the property is approximately 300m on foot from the centre of the village and its amenities.

The accommodation benefits from a gas central heating system and uPVC double glazed windows and external doors. A good sized hallway with airing cupboard provides access to all rooms. The lounge, with picture window overlooking the front, has an archway to a dining area which also overlooks the front garden. The kitchen is fitted with a range of modern units and solid granite counter tops. At the rear there are two double bedrooms and a recently updated shower room / w.c. Outside the gardens lie mainly to the rear and one side and the plot is fully enclosed. Ample off road parking is provided by a gated driveway leading to a detached garage which could be used as a home office or workshop space if required.

Ipplepen is a sought after and vibrant village with a wide range of amenities including a small supermarket, post office, health centre, primary school, public house / restaurant, two churches, sports field with bowling greens and tennis courts and a village hall. Dainton Golf Course is approximately 1½ miles away on the A381 Totnes Road. 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

Reception Hallway

Lounge / Diner 22' 2" (6.75m) x 11' 10" (3.6m) max

Kitchen 11' 6" (3.5m) x 9' 8" (2.95m)

Bedroom 1 12' 6" (3.8m) x 11' 0" (3.35m)

Bedroom 2 10' 6" (3.2m) x 10' 4" (3.15m)

Shower Room

Outside

The generous predominately level plot measures approximately 550 square metres with gardens to the front, side and rear. The gardens feature areas of lawn, gravel beds and shrub borders and there is ramp access to the front and rear.

Parking

Gated driveway providing ample off road parking. Detached garage providing additional parking or use as a home office, workshop or storage area.

Agents Notes

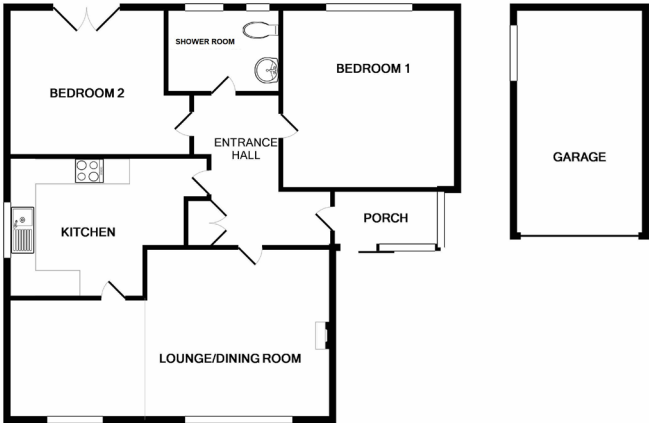
Council Tax Band: Currently Band C

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 and turn left opposite the Wellington Inn into Clampitt Road. Take the first left into Mayfair Road. The property can be found at the end of the second cul-de-sac off to the left.

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 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

