



Ipplepen

- End Terraced House
- 3 Bedrooms (master en suite)
- Lounge & Fitted Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Garden
- Convenient For Village Amenities
- No Upward Chain

Asking Price:

£215,000

Freehold

EPC RATING: D64

4 Osborn Close, Ipplepen, TQ12 5XB

A spacious end terrace family home situated in a modern development in the sought after village of Ipplepen. With no onward chain this three double bedroom house benefits from an en-suite shower room to the master bedroom, gas central heating and double glazing. There is an enclosed courtyard garden with a parking area behind. Internal viewings come highly recommended to appreciate the spacious accommodation this character mews style property has to offer.

Ipplepen is a popular village due to its wide range of amenities including a small supermarket, post office, health centre, primary school, two churches and sports field with tennis courts, bowling green and children's play area. A timetabled bus service operates to the nearby market town of Newton Abbot and the historic castle town of Totnes where a wider range of shopping business and leisure facilities are available.

Accommodation

From the entrance hallway there is a spacious lounge with French doors to outside. The kitchen has a modern range of units with an integrated oven and hob. Upstairs there are three double bedrooms, the master with a walk in cupboard and en-suite shower room/wc. There is also a spacious bathroom/wc with feature triangular window.

Ground Floor

Entrance	
Lounge	17' 1" (5.21m) x 14' 7" (4.44m)
Kitchen	8' 1" (2.46m) x 7' 10" (2.39m)

First Floor

Landing	
Bedroom 1	11' 7" (3.53m) x 9' 8" (2.95m)
En Suite Shower Room	
Bedroom 2	11' 7" (3.53m) x 8' 8" (2.64m)
Bedroom 3	8' 9" (2.67m) x 8' 7" (2.62m)
Bathroom	

Outside

Outside there is a low maintenance enclosed courtyard garden and gate leading to a parking area.

Agents Notes

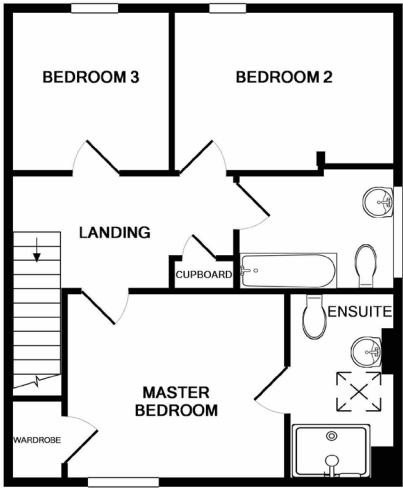
Council Tax Band:	Currently Band C
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Directions

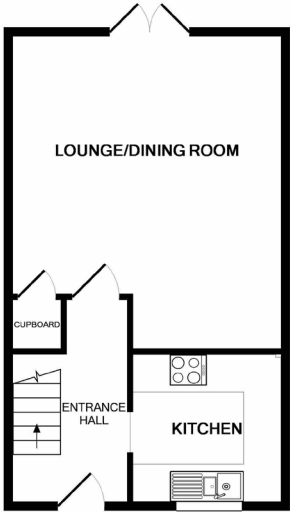
From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road into the village, passing the Methodist Church on the right into Bridge Street. Osborn Close is the next turning on the left and the property can be found on the corner.

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.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 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

