



Ipplepen

- Detached Bungalow
- 3 Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen & Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Garage Parking
- Front & Rear Gardens
- Enclosed Level Plot

Asking Price:

£275,000

Freehold

EPC: D63

4 Edgelands Lane, Ipplepen, Newton Abbot, TQ12 5QG - Draft

A well-presented detached bungalow which is situated in a desirable location on the edge of this highly sought after village. The spacious accommodation comprises three bedrooms, lounge/dining room, kitchen and shower room/wc. Gas central heating and double glazing are installed and outside there are well tended level gardens, driveway and garage. Internal viewings are recommended to appreciate the location and accommodation on offer.

Ipplepen offers a wide range of amenities including a small supermarket, post office, medical centre, public house / restaurant, sports facilities, primary school and two churches, all of which are within walking distance of the cottage. There are a wide range of clubs and social events to take part in. The village is situated partway between the towns of Newton Abbot and Totnes, both of which offer a wide range of amenities and can be accessed from a timetabled bus service from the village.

The Accommodation

The entrance porch and hallway with cloakroom/wc lead to the lounge/dining room which is dual aspect with a feature fireplace and inset electric fire. The kitchen is fitted with a range of units and has an integrated oven and hob and door to the rear porch. There are three good sized bedrooms and a shower room/wc.

Hallway	
Cloaks/WC	
Lounge/Dining Room	19' 7" (5.97m) x 13' 8" (4.17m)
Kitchen	9' 7" (2.92m) x 8' 9" (2.67m)
Bedroom 1	11' 10" (3.61m) x 11' 1" (3.38m)
Bedroom 2	11' 10" (3.61m) x 8' 3" (2.51m)
Bedroom 3	9' 11" (3.02m) x 8' 9" (2.67m)
Shower Room	

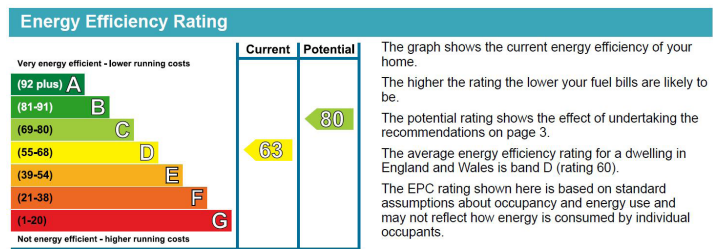
Outside

Outside there are level gardens. The front has double gates, gravelled area with shrubs and a driveway leading to the detached garage. The rear garden has a level lawn, paved patio, shed and greenhouse and there is a further gravelled area to the side.

Parking

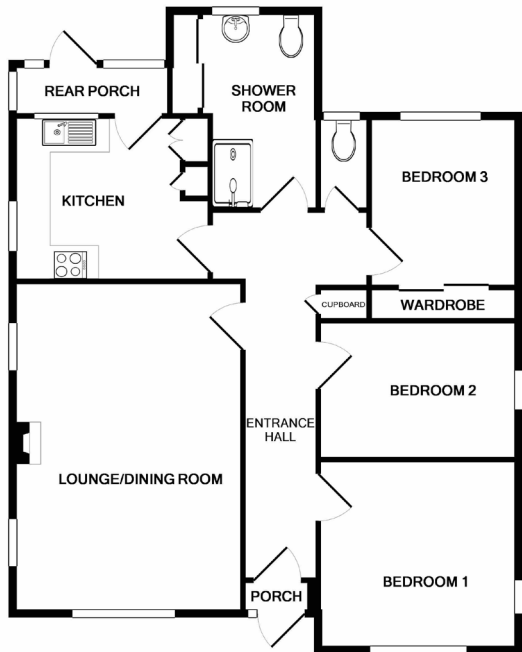
Garage and driveway parking.	
Garage	19' 11" (6.07m) x 9' 0" (2.74m)

ENERGY PERFORMANCE RATING





FLOOR PLANS
For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 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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Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road through the village, passing the war memorial on the right and the post office on the left. At the top of the road turn left by the village hall and the property can be found on the right hand side.