

**SAMPLE  
MILLS**



**Rose Gardens  
Ipplepen  
Newton Abbot  
Devon**

**£435,000**

**FREEHOLD**





Rose Gardens, Ipplepen, Newton  
Abbot, Devon

**£435,000 freehold**

This Detached Bungalow comprises an entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms, master en-suite and a 4 piece bathroom suite. The property also has gas central heating, uPVC double glazing, gardens and a garage plus off road parking.

Set within this cul-de-sac on the edge of Ipplepen close to the local Church, Co-op, school, doctors' surgery, tennis courts, pub and restaurant, and also having easy access to Newton Abbot town centre and Totnes with its further range of facilities and amenities.

Being offered with **NO CHAIN**, viewing is highly recommended.



uPVC part double glazed door opening through to:

### Entrance Hall

Two radiators. Built-in linen cupboard housing further radiator and fitted shelving. Hatch to the roof space. Telephone point. Central heating thermostat with digital timer control box for hot water and central heating system. Door to:

### Cloakroom

Low flush suite. Inset wash-hand basin. Partly tiled walls. Heated towel rail. Fuse board. Obscure uPVC double glazed window.

### Lounge – 5.65m x 4.00m (18'6" x 13'1")

Two radiators. TV point. Telephone point. uPVC double glazed windows to two aspects overlooking the front. Views over towards Dartmoor. Opening through to:

### Kitchen/Diner – 5.27m x 3.30m (17'3" x 10'10")

Inset 1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splashbacks. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. uPVC double glazed window overlooking the rear. Extractor fan. Radiator. uPVC double glazed French doors to the rear garden.

### Bedroom 1 – 3.75m x 3.17m (12'4" x 10'5")

Single panelled radiator. TV point. uPVC double glazed window to side garden. Door to:

### En-Suite

Tiled shower cubicle with fitted shower. Inset wash-hand basin with tiled splashback. and cupboard space below. Low level w/c. Heated towel rail. Obscure uPVC double glazed window. Extractor fan.

### Bedroom 2 – 3.74m x 3.06m (12'3" x 10'0")

Single panelled radiator. uPVC double glazed window to two aspects overlooking the rear garden.

### Bedroom 3 – 2.64m x 2.31m (8'8" x 7'7")

Single panelled radiator. uPVC double glazed window to side.

### Bathroom and w/c

4 piece suite. Tiled shower cubicle with fitted shower. Panelled bath with tiled surround. Pedestal wash-hand basin with tiled splashback. Low level w/c. Obscure uPVC double glazed window. Extractor fan. Heated towel rail.

### Outside

To the front of the property, there is a paved area with outside lighting and various flowering borders. There is a gate providing access to the side garden which is laid to lawn where there is a summerhouse and a garden shed, also set within a patio area, which sweeps around to the rear where there is again a garden which is laid to patio. Courtesy door through to the garage, which has power and light, roller door plus driveway parking.

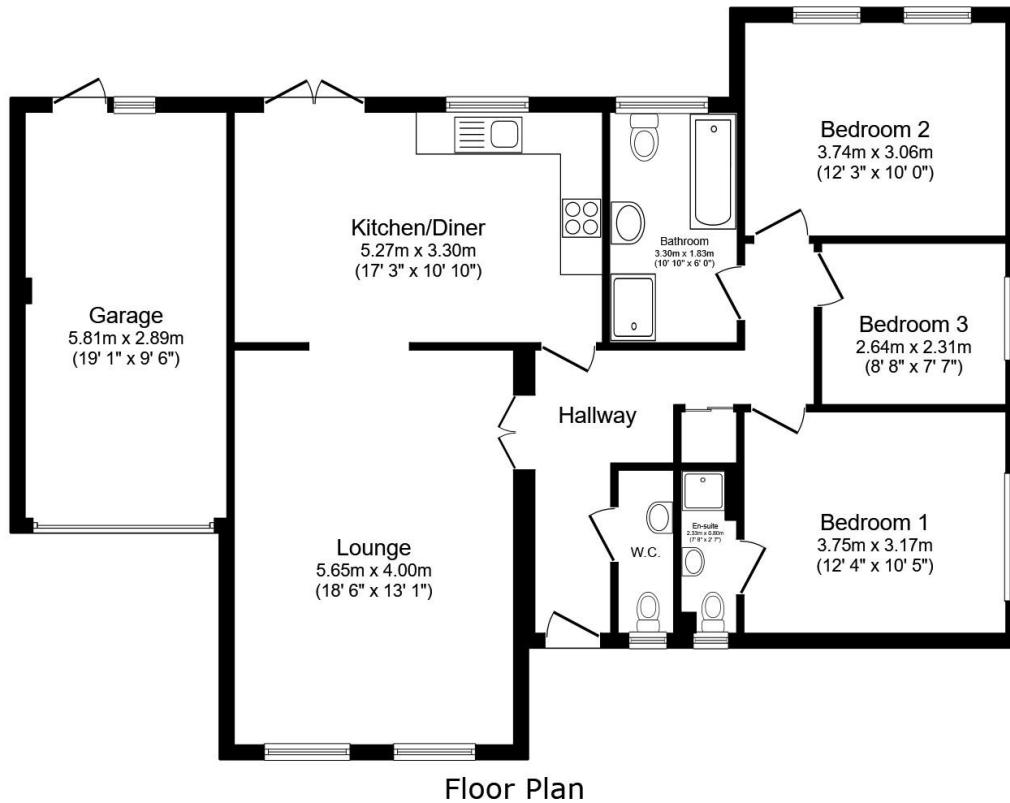
### Agent's Note

Council Tax Band: 'E' £3164.36 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 110.8 sq.m. (1,193 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.