



Ipplepen

- Detached Bungalow
- 2 Double Bedrooms
- Level Plot & Position
- Gardens, Garage & Driveway
- Sought After Village Location
- Gas Central Heating & uPVC Double Glazing
- Potential for Enlargement (STP)
- No Upward Chain

Asking Price:
£235,000
 Freehold

45 Mayfair Road, Ipplepen, Newton Abbot, TQ12 4HD

A delightful detached bungalow located in this highly sought after village and in a level position.

Well cared for over the years the property occupies an enclosed level plot with front and rear lawned gardens, garage and its own gated driveway.

Mayfair Road is a cul-de-sac in highly sought after Ipplepen. The village itself offers a wide variety of amenities including a medical centre, highly regarded primary school, small supermarket, post office, a superb recreation ground with tennis courts, play park and bowling green, two churches and a public house / restaurant. Orley Common is situated approximately one mile from the village where excellent rural walks can be enjoyed. The village is situated conveniently between Totnes and Newton Abbot where a further range of amenities can be found, both of which can be accessed via a timetabled bus service from the village.

Accommodation

The accommodation is all accessed from a spacious hallway with 2 cupboards off and includes a bright double aspect living room, fitted kitchen with a selection of cabinets which are all fully usable but do offer potential for updating, 2 double bedrooms, shower room (a double shower replacing the original bath) and separate W.C.

Ground Floor

Hallway	
Living Room	15' 7" (4.75m) x 11' 4" (3.45m)
Kitchen	10' 3" (3.13m) x 9' 0" (2.75m)
Bedroom 1	11' 0" (3.36m) x 10' 4" (3.14m)
Bedroom 2	9' 8" (2.95m) x 9' 0" (2.75m)
Shower Room	
Separate W.C	

Outside

Enclosed level plot with front and rear lawn gardens

Parking

Garage and Driveway.

Council Tax Band: Band C

Floor Plans - For Illustrative Purposes Only



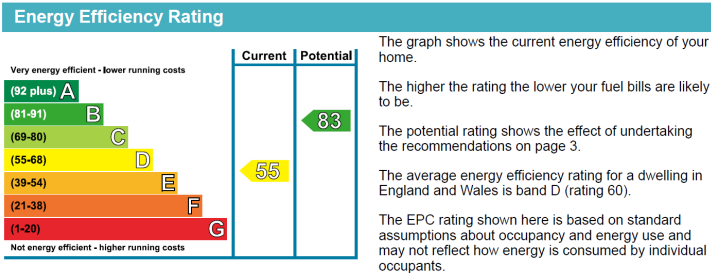
TOTAL APPROX. FLOOR AREA 69.2 SQ.M. (745 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.
Made with Metropix 6/2016

Energy Performance Certificate

Full report available on request

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross (Foredown Road). Follow the road straight through the village and turn right opposite The Wellington Inn into Clappitt Road. Take the first turning on the left into Mayfair 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 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.