



Bowden Road, Ipplepen, Newton Abbot, Devon

£275,000 freehold



SAMPLE MILLS & Co.



**Bowden Road, Ipplepen, Newton Abbot,
Devon**

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A 3 bedroom Semi Detached family home in the popular village of Ipplepen providing excellent access for all local amenities to include shops, primary school, church, public houses, etc. The market town of Newton Abbot is a short drive away with mainline rail links to London Paddington and the A38/M5 motorway.

The property briefly comprises entrance porch, hallway, fitted kitchen, lounge/diner, utility/study and downstairs cloakroom. Upstairs, there are 3 bedrooms and a family bathroom.

Further benefits include gas central heating, uPVC double glazing, integral garage and off road parking.

The front garden is partly gravelled with an array of mature shrubs and flowers, and the rear garden is enclosed with a patio area which is ideal for entertaining, and a further lawned garden with a central path. Again, the rear garden has an array of mature hedges and shrubs.

Viewing is highly recommended.



UPVC sliding door to:

Entrance Porch

Tiled flooring. Textured ceiling. Obscure uPVC double glazed door and matching side panels to:

Entrance Hallway

Radiator. Telephone point. Wall thermostat. Under stairs cupboard. Stairs with balustrade and hand rail to first floor.

Lounge/Diner

Lounge Area - 13'11" x 11'11" (4.24m x 3.63m)

UPVC double glazed window overlooking the front garden. Fitted gas fire on tiled hearth. TV point. Coving to ceiling.

Dining Area – 9'4" x 8'10" (2.84m x 2.69m)

UPVC double glazed window overlooking the rear garden. Radiator. Coving to ceiling. Door to:

Kitchen – 11'9" x 10'5" (3.58m x 3.18m)

UPVC double glazed window overlooking the rear garden. Matching wall and base units. Rolled edge worktop surface areas with cupboards and drawers under. Integral electric oven with electric hob and extractor over. Integrated fridge and washing machine. 1 ½ bowl single drainer sink unit. Splash back tiling. Display corner cabinet. Space for fridge. Vinyl flooring. Radiator. Strip light. Door with step down to:

Utility/Study – 10'9" x 7'2" (3.28m x 2.18m)

UPVC double glazed window to rear aspect. UPVC double glazed door to side with obscure glazed panel. Vinyl flooring. Radiator. Textured ceiling. Storage cupboard with shelving.

Downstairs Cloakroom

Pedestal wash-hand basin. Raised level WC. Radiator. Textured ceiling. Door with 2 steps down to integral garage.

Landing

UPVC double glazed window to side aspect. Hatch to roof space.

Bedroom 1 – 13'1" x 11'9" (3.00m x 3.58m)

UPVC double glazed window to front aspect. Built-in wardrobes, one with central dressing table unit, hanging space and cupboards above. Fitted cupboard with shelving. Radiator. Telephone point. Coving to ceiling.

Bedroom 2 – 11'1" x 9'9" (3.38m x 2.97m)

UPVC double glazed window overlooking the rear garden. Fitted cupboard with further cupboard above. Radiator. Coving to ceiling.

Bedroom 3 – 7'8" x 6'10" (2.34m x 2.08m)

UPVC double glazed window to front aspect. Coving to ceiling. Radiator.

Bathroom

UPVC double glazed window to rear aspect. Raised level WC. Pedestal wash-hand basin with mixer tap. Panelled bath with electric shower over. Fully tiled walls. Vinyl flooring. Radiator. Coving to ceiling.

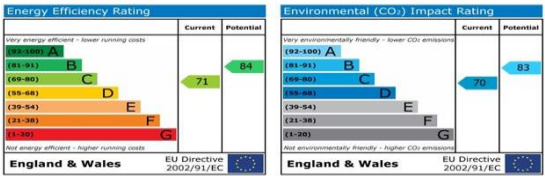
Integral Garage

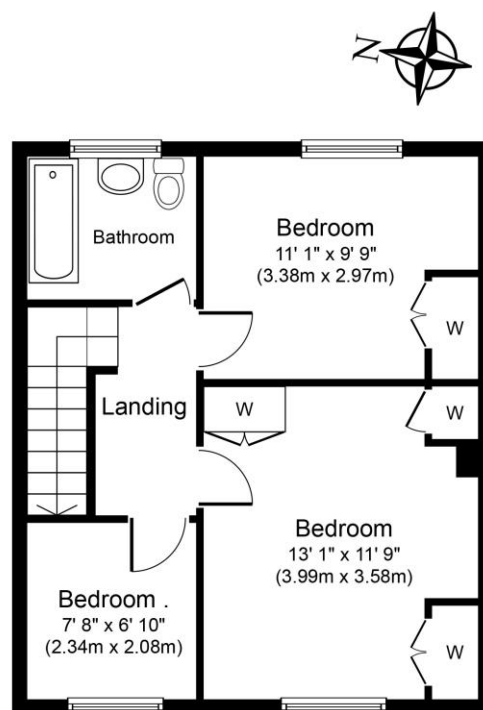
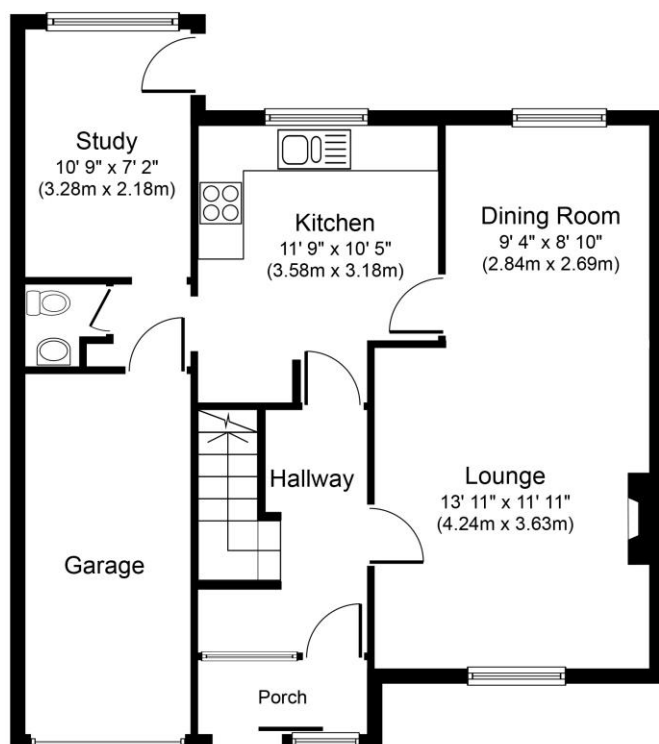
Light and power. Strip light. Wall mounted combi boiler for hot water and central heating system.

OUTSIDE

To the front, the property is approached by a driveway which has parking for 2 cars and leads up to the single garage. The front garden is partly gravelled with mature shrubs and flowers.

The rear garden is enclosed by fence and hedge boundaries, and offers a patio area which is suitable for outside dining. There is a garden laid to a large level lawn with a central path to the rear boundary. Again, the garden has mature hedging, shrubs and is a delightful space to entertain.





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 or tenant. 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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