



Ipplepen

- Semi-Detached Bungalow
- 3 Bedrooms (Master En-Suite)
- Lounge/Diner
- Fitted Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Garage & Driveway Parking
- Sought-After Village
- No Upward Chain

Asking Price:

£289,950

Freehold

EPC RATING: D68

22 Mayfair Road, Ipplepen, TQ12 5RN - Draft

A surprisingly spacious mature semi-detached bungalow offered for sale with no upward chain.

Situated within the highly sought-after village of Ipplepen, the property is around 500m walk of the village post office and small supermarket, with the local inn/restaurant, church and health centre a little further.

The bungalow sits on an enclosed plot with lawned garden and timber deck at the front whilst at the rear is a low maintenance patio area enjoying a high level of privacy. A detached garage and gated driveway provide ample off road parking.

Accommodation

Internally the property has been extended and remodelled in the past and is accessed through a porch into a good sized reception hallway. An extended lounge/diner overlooks the front and has a decorative fireplace surround. An extended kitchen has a comprehensive range of cabinets, a double oven and a hob and door to the rear patio. Both the lounge/diner and the kitchen have part-vaulted ceilings with Velux roof lights providing extra natural light. There are 3 double bedrooms, the master with an ensuite shower room/WC and fitted bedroom furniture and a modern bathroom/WC.

Outside

Enclosed plot with lawn and timber deck at the front and a low maintenance paved patio enjoying a good level of privacy at the rear.

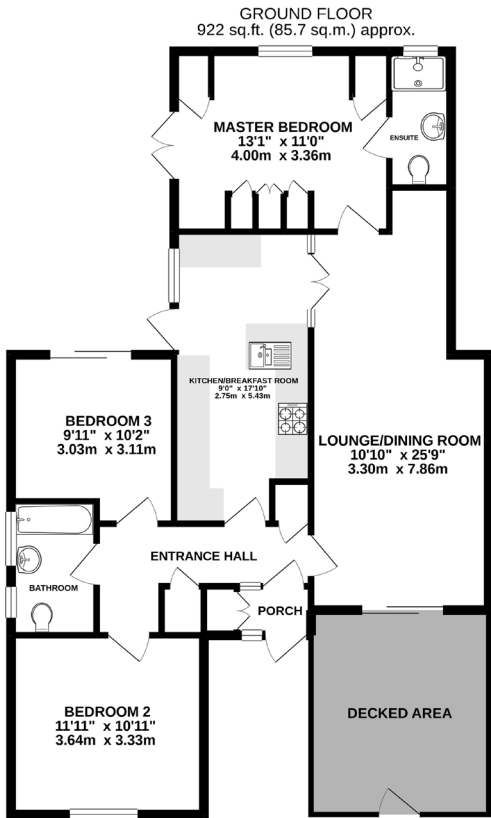
Parking

Gated driveway and detached garage.

Agents Notes

Council Tax Band: Currently Band C

Floor Plans - For Illustrative Purposes Only

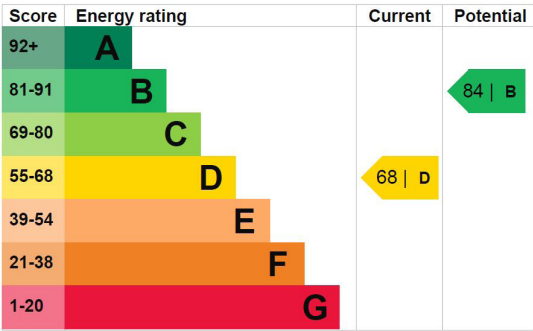


TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village (Foredown Road). Follow the road straight through the village. Turn left opposite the Wellington Inn into Clampitt Road. Take the next 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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.