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REF: DRO1694

**5 Bowden Road
Ipplepen
Newton Abbot
TQ12 5QT**

A VERY WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW
POSITIONED IN A POPULAR CUL-DE-SAC, WITH OFF STREET PARKING FOR
APPROXIMATELY 4 VEHICLES AND AN ENCLOSED REAR GARDEN.



Asking Price £285,000

www.rendells.co.uk

5 Bowden Road, Ipplepen

SITUATION

5 Bowden Road is positioned within a peaceful residential cul-de-sac surrounded by other bungalows. This favoured village offers a good range of amenities including a thriving primary school, village shop and popular Inn noted for good food. Ipplepen is also within easy reach of the market towns of Newton Abbot and Totnes both with excellent educational provision, good shopping facilities and mainline stations to London Paddington.

DESCRIPTION

A light and airy refurbished bungalow, presented to a high standard and offering good access to both Totnes and Newton Abbot. Positioned in the popular village of Ipplepen and boasting garage and driveway parking for four - five vehicles.

ACCOMMODATION

The property can be accessed at the side via a Upvc double glazed French style door into the:

ENTRANCE HALLWAY

Hatch giving access to loft space. Ceiling mounted lighting, radiator, carpeted flooring and doors to:

LOUNGE 4.22m x 3.77m (13'10" x 12'4")

Contains a Upvc double glazed picture window to the front aspect, ceiling mounted lighting, radiator and opening through to the:



KITCHEN/DINER 3.88m x 2.65m (12'9" x 8'8")

Contains a matching range of wall and floor mounted units with rolled edge work surface over, incorporating a circular stainless steel sink drainer unit with mixer tap over. Integrated oven with surface mounted four ring electric hob and extractor hood over. Space for dishwasher and space for under worksurface fridge. A Upvc double glazed window to front aspect, ceiling mounted spotlighting, radiator, a Upvc double glazed obscured door giving access to the side of the property and Karndean flooring.

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BEDROOM ONE 3.78m x 3.24m (12'5" x 10'8")

Contains a Upvc double glazed window to rear aspect, ceiling mounted lighting, radiator and carpeted flooring.

BEDROOM TWO 2.93 x 2.77m (9'7" x 9'1")

Contains a double glazed window to rear aspect, ceiling mounted lighting, radiator and carpeted flooring.



BATHROOM

Contains a matching three piece suite which comprises a p-shaped paneled bath with wall mounted mains provided shower over, pedestal wash hand basin and low level flush W.C. A Upvc double glazed obscured window to rear aspect, ceiling mounted extractor fan and spotlighting. Part tiled walls, heated towel rail and tiled flooring.

OUTSIDE

The front has been enclosed by wire fencing, stone walling and hedgerow having been laid with paving, with a concreted driveway leading to the garage entrance. External access can be gained at the side of the property to the:

REAR GARDEN

The rear garden has been enclosed by a combination of stone walling, hedgerow and wooden panel fencing, having been laid with paved patio for low maintenance and boasting fence mounted lighting.

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GARAGE

A single sized block built garage housing the combination boiler with space for washing machine and tumble dryer. The garage also boasts electric power and lighting with a window allowing natural light to the rear and door giving access to the rear garden.



SERVICES

All mains services.

DIRECTIONS

Leaving Totnes take the A381 road towards Newton Abbot. Turn left at Clampitt Road, turn right onto Beech Drive then turn left onto Clarendon Road. Turn right into Bowden Road and the bungalow is positioned on your left hand side.

COUNCIL TAX

Band 'C'

ENERGY PERFORMANCE CERTIFICATE

Band 'D'

VIEWING

By appointment with Rendells Totnes office. Telephone 01803 863888.

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FLOORPLAN



All measurements are approximate
Plan produced using PlanUp.

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