



Ipplepen

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ENERGY
RATING
D56

- Virtual Tour Available
- End of Terrace Cottage
- 1 Double Bedroom
- Project Property
- Much Potential
- Central Village Location
- Close to Amenities
- Ideal Lock up and Leave

Guide Price:
£130,000
FREEHOLD

4 Bridge Street, Ipplepen, Newton Abbot, TQ12 5SE

An end terraced cottage style home located in the heart of the desirable village for improvement and modernisation. With much potential, the property would make an ideal lock up and leave home as it has no outside space to look after.

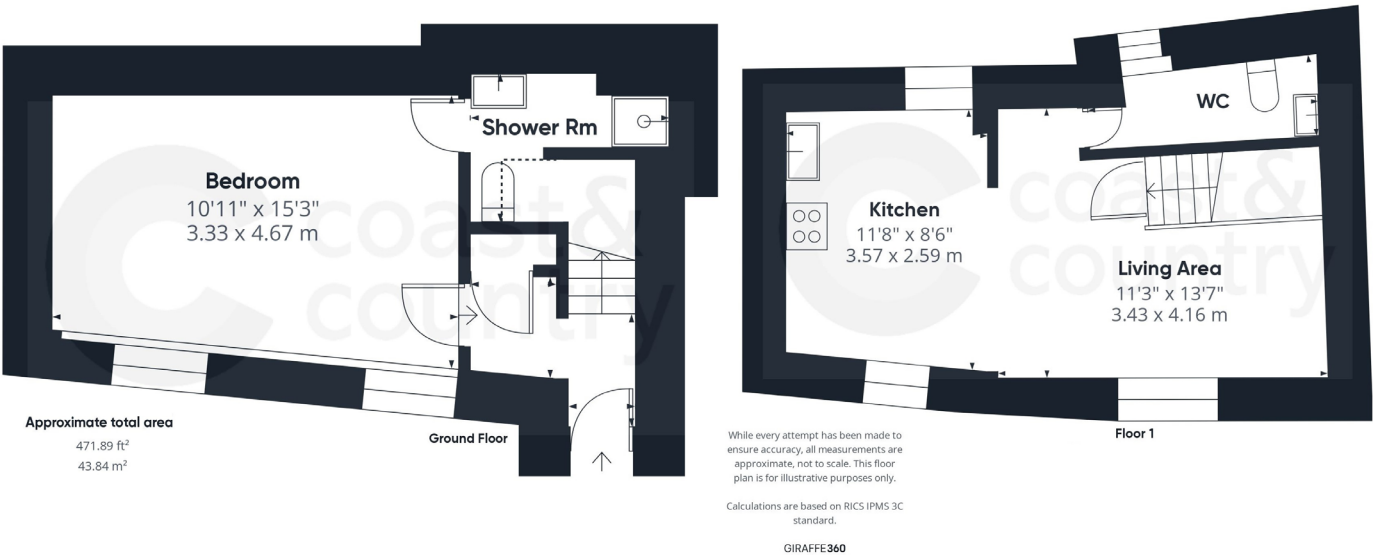
The village of Ipplepen is located around four miles from the market town of Newton Abbot and around five miles from the historic town of Totnes, set on the banks of the River Dart and famous for its bohemian atmosphere. Both of these towns have main line railway stations and excellent schools, leisure, shopping, and business facilities. The village offers a vibrant and active lifestyle opportunity with many clubs and societies. Within easy reach of the property is a small supermarket, popular inn / restaurant, health centre, primary school, church and tennis courts.

Accommodation:

Stepping inside, the property, which has a gas central heating system with combination boiler, is of reverse level design. The front door opens to a hallway with fitted cupboard, stairs to the first floor and door opening to the bedroom. This is a good size double with two windows overlooking the front and has a door to an en-suite shower room with WC and basin. The living space is on the first floor and comprises one open plan space partly with a vaulted ceiling and partly with a loft storage void above and natural light supplied by double aspect windows. At one end is currently arranged as a kitchen with selection of cabinets. Completing the picture is a useful separate WC with hand basin.

Directions:

From Newton Abbot take the A381 Totnes Road towards Ipplepen. After around 4 miles take the main turning on the right into Ipplepen. Follow the road towards the village centre and the property can be found on the left.



Agents Notes:

Council Tax: Currently Band A
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.