



Ipplepen

2x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- End of Terrace Bungalow
- 2 Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen and Wet Room

- Front and Rear Gardens
- Driveway and Detached Garage
- Superbly-Presented Throughout
- Village Location
- Early Viewings Advised

Guide Price:
£315,000
FREEHOLD

44 Dornafeld Drive East, Ipplepen, Newton Abbot, TQ12 5YN



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

44 Dornafield Drive East, Ipplepen, Newton Abbot, TQ12 5YN

A credit to the current owners, this superb end link bungalow has been the subject of an extensive programme of updating and refurbishment over recent times to now provide a first-class home.

Situated in a sought-after and well-established address within the desirable and well-served village of Ipplepen, the property has a detached garage with electric roller door to the side with driveway in front of it. A newly turfed open plan lawned garden overlooks a communal green at the front whilst at the rear the garden is fully enclosed with side access pathway, paved terrace and neatly tended, gently sloping lawn.

The property is situated around 5 miles from the historic town of Totnes perched on the banks of the River Dart and famous for its bohemian atmosphere, and around 4 miles from the market town of Newton Abbot; both of which have mainline railway stations and can be accessed via a timetabled bus route from the village. Ipplepen offers a vibrant lifestyle opportunity for residents with many clubs and societies. Within around 700m walk from the home is an extensive selection of amenities to include: a modern health centre, ancient church, excellent pub/restaurant, small supermarket, coffee shop, bowling club. Tennis courts, play park and primary school.

The Accommodation:

Stepping inside, the accommodation is light and airy, decorated with neutral tones and has an immaculate finish. A smart double glazed front door opens to a good-sized porch with patterned glazed inner door opening to the main hallway which has two recessed storage cupboards. Overlooking the rear through two windows is the living room with feature contemporary living flame gas fire. Overlooking the front and with a door to the outside is the kitchen with selection of up to the minute cabinets and integrated oven, hob, hood, fridge, and freezer. There are two double bedrooms, both of which have fitted wardrobes and, completing the picture, is a wet room with white suite of WC and basin, with fully tiled walls and modern glass shower screen.

Parking:

Detached garage with parking space in front.

Gardens:

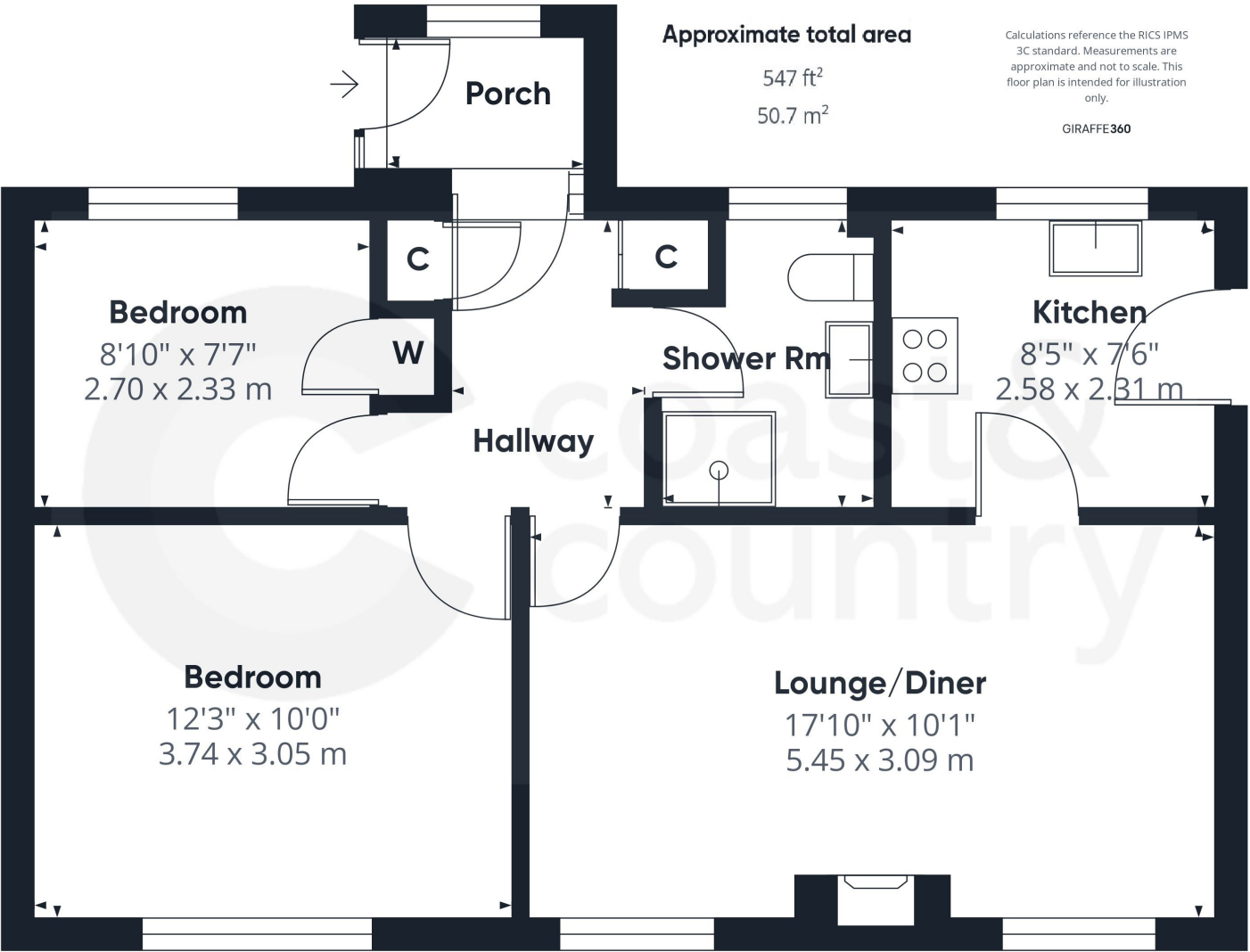
Well maintained front and rear gardens the rear being fully enclosed with lawn and paved terrace.

Directions:

From Newton Abbot take the A381 Totnes Road out of town towards Totnes. After around 4 miles and just after the cross roads with the petrol station and Spar shop take the next left into Ipplepen. Dornafield Drive East is the first turning on the right with the property along on the left.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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.