



Ipplepen

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Well-Presented Semi-Detached House
- 3 Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen & Shower Room

- Front and Rear Gardens
- Twin Garages & Ample Parking
- Sought-After Village Location
- Ideal Family Home
- Early Viewings Advised

Guide Price:
£320,000
FREEHOLD

1 Lang Way, Ipplepen, Newton Abbot, TQ12 5QU - Draft



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A spacious three-bedroom semi-detached house located in a favoured road within the highly sought after village of Ipplepen. The well-presented accommodation boasts a dual aspect lounge/dining room, modern kitchen and shower room and a cloakroom/WC. Gas central heating and uPVC double glazing are installed and outside the property benefits from easy to maintain gardens with the rear enjoying a sunny aspect, twin garages and ample parking. This lovely family home will appeal to a wide range of buyers and internal viewings come highly recommended to appreciate the location and accommodation on offer.

Located in the highly sought-after village of Ipplepen which has a variety of amenities including a highly regarded primary school, a medical centre, small supermarket, post office, public house / restaurant and sports field with tennis courts, Bowling Green, and children's park. The village is situated partway between the market town of Newton Abbot and castle town of Totnes, both of which are approximately 4-5 miles away and have a wide selection of shops and amenities and can be accessed via a timetabled bus service from the village.

The Accommodation:

A UPVC part obscure double glazed entrance door with side panel leads to the entrance porch with obscure glazed door and side panel to the entrance hallway with stairs to first floor and cupboard under. A multi glazed door leads to the lounge/dining room which is dual aspect with windows to front and rear, wall mounted electric fire and serving hatch to kitchen. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, spaces for dishwasher fridge and washing machine, two larger cupboards, window to rear and a part-glazed door to the rear porch which has a courtesy door to garage, part obscure double glazed door to outside and a cloakroom/WC with low-level WC, wash basin and window.

Upstairs on the first floor the landing has a window to side and access to a loft. Bedroom one has a window to front, range of built-in cupboards and further cupboard housing wall mounted gas boiler. Bedroom two has a window to rear and bedroom three has a window to front. There is a modern shower room which has a suite comprising corner shower cubicle, low-level WC and wash basin in vanity unit, heated towel rail and obscure-glazed window.

Gardens & Parking:

Outside to the front there is a driveway providing ample off-road parking leading to twin garages. There is a small level lawn with flower borders, timber shed and raised shrub border. The rear garden enjoys a sunny aspect and is enclosed comprising a large paved patio with shrub border and raised timber terrace. There are two single garages, one has an electric roller door, window and courtesy door to rear porch. Garage two has a roller door and window.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Take the second left into Cook Drive. Turn right and then right again into Lang Way where the property can be found on the left hand side.



1 Lang Way, Ipplepen, Newton Abbot, TQ12 5QU



Agents Notes:

Council Tax: Currently Band C

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		
69-80	C		73 C
55-68	D	65 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.