



Ipplepen

3x  1x 

ENERGY
RATING
D64

- Virtual Tour Available
- Linked Semi-Detached House
- 3 Bedrooms
- Lounge/Diner and Kitchen
- First Floor Bathroom
- Driveway Parking
- Sought-After Village Location
- Convenient for Village Amenities

Guide Price:
£285,000
FREEHOLD

3 Meadow Park, Ipplepen, Newton Abbot, TQ12 5YL

A three-bedroom linked semi-detached family home situated in the highly desirable village of Ipplepen. Alongside the house with separate access is a useful studio/salon with cloakroom/WC that the present seller has used for beauty treatments but is versatile in use and ideal for buyers who work from home. UPVC double glazing is installed and outside there are front and rear gardens and driveway parking for two cars. Internal viewings come highly recommended to appreciate the location and accommodation on offer and will appeal to a wide range of buyers looking for a home in a desirable village.

Meadow Park is located in the enviable village of Ipplepen. The village itself 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, have a wide selection of shops and amenities and can be accessed via a timetabled bus service from the village.

Accommodation: A UPVC part obscure double glazed entrance door leads to the entrance hallway with night storage heater, stairs to first floor with cupboard under and a cloakroom/WC with low-level WC, wash basin and window. The lounge/diner is dual aspect with box bay window to front and further window to rear, feature brick fireplace with inset electric coal-effect fire and two night storage heaters. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances, window and door to rear garden.

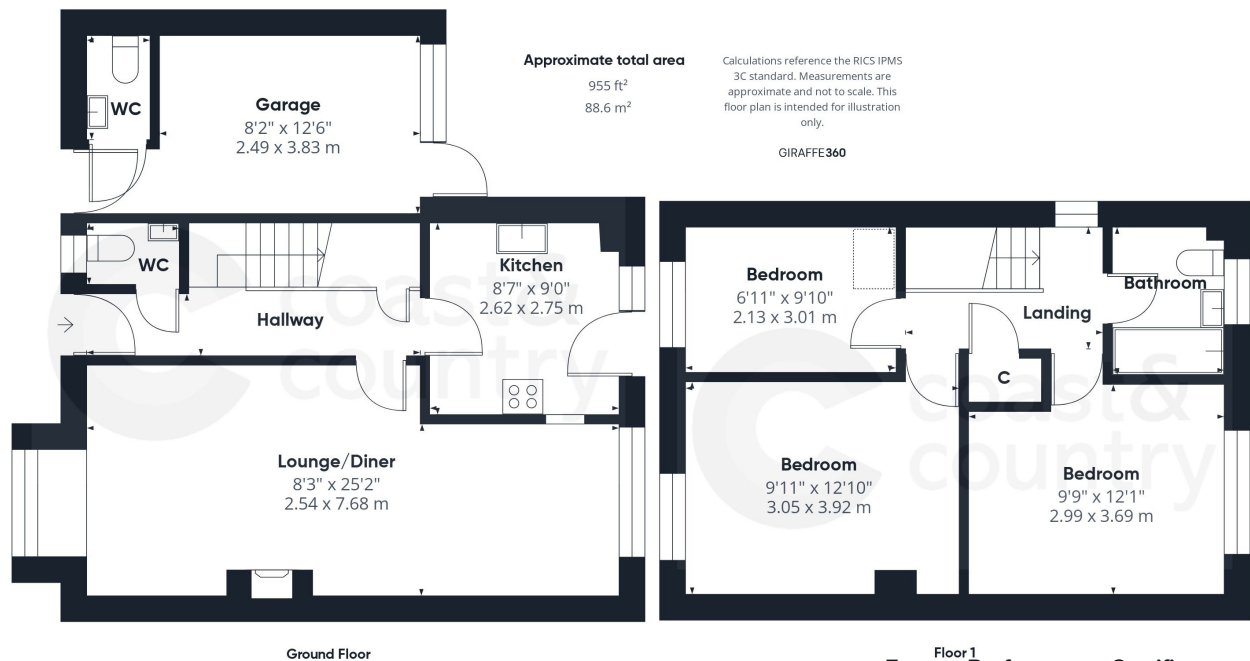
Upstairs on the first floor the landing has a window to side, airing cupboard and access to loft. Bedroom one has a window to front, built-in wardrobes and electric panel heater. Bedroom two has a window to rear and electric panel heater. Bedroom three has a window to front and electric panel heater. The bathroom has a suite comprising panelled bath with mixer tap/shower attachment, tiling to surround, rail and curtain, low-level WC, pedestal wash basin and window.

Accessed alongside the house by a uPVC double glazed door is the salon/home office (formerly a garage) which has a window and door to rear and a cloakroom/WC with low-level WC and wash basin.

Garden and Parking: Outside to the front there is an area of lawn with tree adjacent to the road, path leading to front door and further lawned area with shrubs. The rear garden is enclosed and comprises paved patio, gravelled area, shrub borders and gate to side where there is a driveway with parking for 2 to 3 cars.

Garage: The property has a well-appointed garage/storeroom the up and over door has been replaced with a window and uPVC door.

Directions: From Newton Abbot take the A381 Totnes Road at Causeway Cross turn right into the village (Foredown Road). Follow road the road for approximately 200 yards and there will be a bus stop / lay by on the right hand side. Meadow Park is on the right and property is the corner house just where the road narrows.



Agents Notes:

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

Floor Plans - For Illustrative Purposes Only

**Floor 1
Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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 ± 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.