



## Ipplepen

3x  2x 

ENERGY  
RATING  
D58

- Video Walk-through Available
- Period Mid-Terraced House
- 3 Bedrooms
- 2 Bath/Shower Rooms
- 2 Reception Rooms

- Central Village Location
- Rear Garden
- Hardstanding to Front
- Central Village Location
- Much Potential

**Guide Price:**  
**£275,000**  
FREEHOLD



# 11 Fore Street, Ipplepen, Newton Abbot, TQ12 5RH





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A period terraced house located in the very heart of the desirable and well-served village of Ipplepen. Surprisingly spacious, the property has clearly been loved and cherished over the years and is on the market for the first time since 1997. The characterful home offers much potential for a degree of remodelling and updating, allowing a new owner to finish to their own styles and tastes. The windows are double glazed and there is a gas central heating system with modern combination boiler.

Outside and to the front is a paved area which has in the past been used as a parking space for a small car. At the rear is a delightful area of garden designed with ease of maintenance in mind with use of gravel and paving. There is also a further area beyond the garden which is home to two sheds, and the rear has use of a shared pedestrian access pathway.

The village of Ipplepen is located around 4 miles from the market town of Newton Abbot and 5 miles from the historic castle town of Totnes, famous for its laid-back atmosphere; both towns being accessible via a timetabled bus service from the village. Ipplepen offers a vibrant and active lifestyle opportunity with many clubs and societies. Within a stone's throw is an excellent range of amenities including: a small supermarket, popular inn restaurant, primary school, health centre and church.

### The Accommodation:

Stepping inside, the accommodation is light and airy with the front door with canopy over opening directly into the charming sitting room with fitted wood burner and windows to the front and side. A galley style Kitchen has a fitted oven hob and overlooks the rear. There is a rear lobby with back door which provides access to a second reception room which has potential to alter to provide a kitchen / diner if required. Completing the ground floor and also off the rear lobby is a useful modern wet room style shower room with WC and basin. On the first floor a spacious landing provides access to three bedrooms two of which are generously sized doubles and a shower room with overs sized shower cabinet WC and basin. From the landing a space saving staircase rises up to a delightful loft room which is double aspect and enjoying lovely open views to both the front and rear through dormer windows over much of the village.

### Outside:

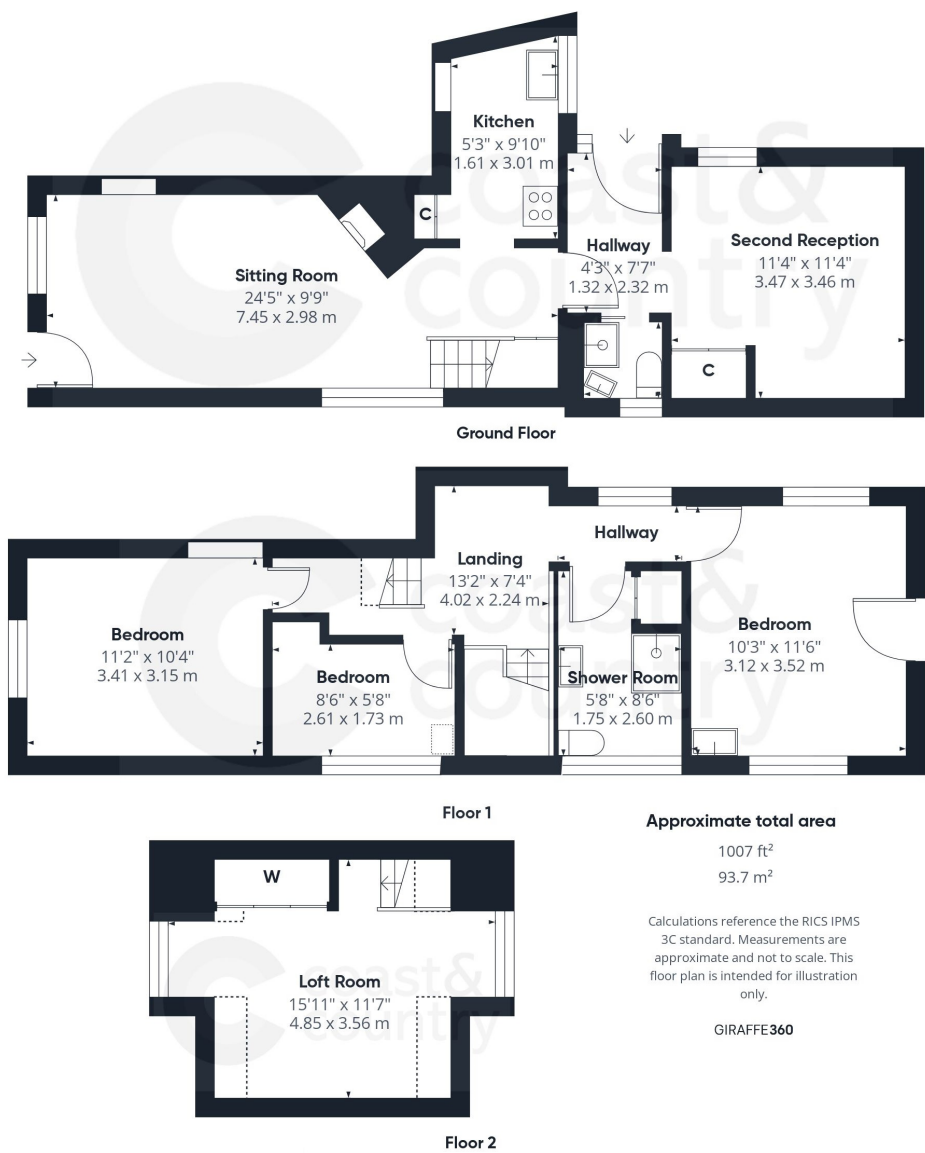
Delightful rear garden with much use of gravel and paving. Paved area to the front which has previously been used to park a small car.

### Directions:

From Newton Abbot take A381 Totnes Road towards Totnes. Just after the Petrol Station / Spar shop / post office take the right hand turn for Ipplepen. Follow road and the property will be seen on the left about 100m past the CO-OP.



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### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The property is situated in a conservation area.

Pathway to rear shared with 2 neighbouring properties.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 58 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.