



Ipplepen

4x  2x 

ENERGY
RATING
C71

- Video Walk-through Available
- Spacious Detached House
- 4 Bedrooms
- Lounge/Diner and Conservatory
- 2 Bath/Shower Rooms

- Driveway and Integral Garage
- Level Rear Garden
- Sought-After Village
- Cul-de-sac Position
- Beautifully Presented

Guide Price:
£395,000
FREEHOLD

4 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ



1000s of homes sold in Teignbridge

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

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A beautifully presented and versatile detached family home, tucked away in a peaceful cul-de-sac in the heart of the ever-popular and well-served village of Ipplepen.

This delightful property is a true credit to its current owners, offering smart, contemporary living spaces, an integral garage, driveway parking, and a well-designed, enclosed rear garden — complete with low-maintenance artificial lawn and terraced seating areas that are perfect for summer dining and entertaining.

Just a short stroll (approximately 500m) brings you to the excellent range of local amenities Ipplepen has to offer, including a primary school, health centre, convenience store, village hall, and a welcoming pub/restaurant. The village boasts a strong community spirit with numerous clubs and societies, making it an ideal setting for those seeking a vibrant yet relaxed lifestyle.

Well connected, the property lies just 4 miles from Newton Abbot and 5 miles from the historic town of Totnes — both served by regular bus services and mainline railway stations offering links to Exeter, Plymouth, and beyond.

The Accommodation:

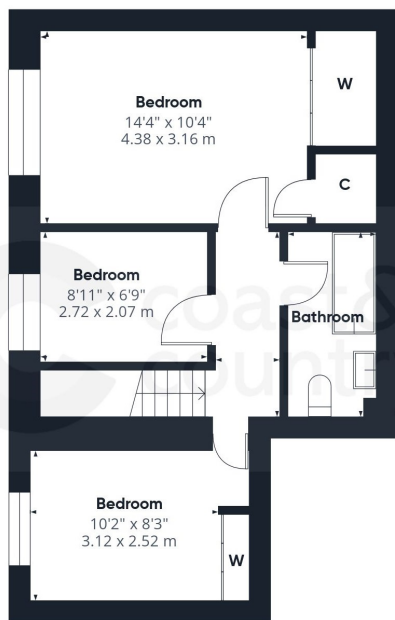
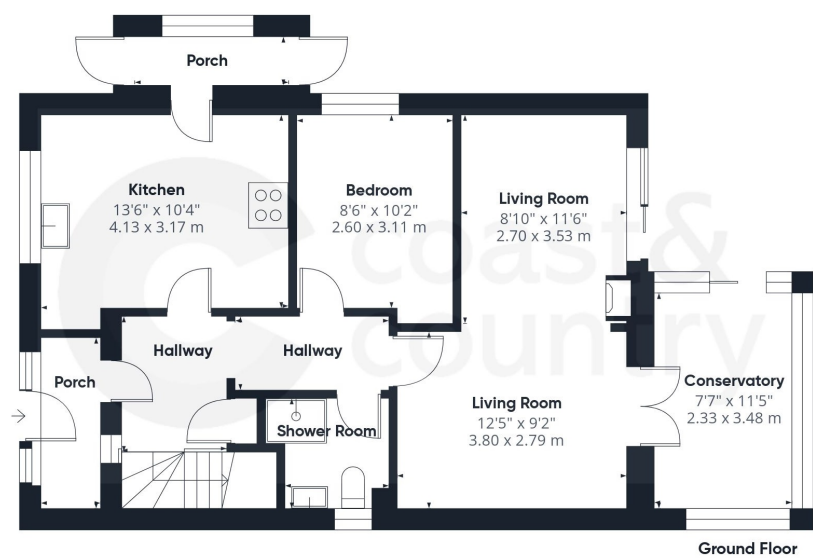
Inside, the accommodation is arranged over two floors and includes four bedrooms (one conveniently located on the ground floor), two bathrooms, a good-sized kitchen and a spacious open-plan living area with a part-vaulted ceiling, flowing into a bright conservatory — creating a wonderful sense of space and natural light throughout.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross (Foredown Road). Follow the road straight through the village and then turn left opposite the Wellington Inn into Clampitt Road. Take the second left into Crokers Way.



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Approximate total area

1162 ft²
108 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D
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	71 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 ± 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.