



Ipplepen

3x  2x 

ENERGY RATING D62

- Video Walk-through Available
- Individual Detached House
- 3 Double Bedrooms (1 en-suite)
- Separate Lounge
- Central Village Location
- Open Plan Kitchen/Living/Dining Room
- Privately Enclosed Gardens
- Car Port
- Highly Sought-After Location
- Tucked-Away Position

Guide Price:
£475,000
FREEHOLD

Trevone, Church Path, Ipplepen, Newton Abbot, TQ12 5RZ



1000s of homes sold in Teignbridge

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

Trevone, Church Path, Ipplepen, Newton Abbot, TQ12 5RZ

An individual detached house in an exclusive non-estate address in the centre of this highly sought-after village. Beautifully presented, the property sits in its own fully-enclosed plot with easy to maintain gardens on all sides offering privacy and seclusion with a large carport providing parking. Around 100m from the St Andrews, the ancient village church and within 400m of other amenities including a small Coop store, popular inn/restaurant, health centre and primary school, the property is beautifully situated.

The Accommodation:

Stepping inside, the extended accommodation is designed for an up-to-the-minute lifestyle, the front door opening to a hallway with a deep, walk-in storage cupboard off to one side and a useful cloakroom with modern white suite of WC and basin. Dominating the living space is the impressive open plan living/kitchen/dining room, flooded with light by a window and wide bi-fold door opening to the rear garden. There is plenty of space for a large table and chairs and the kitchen area is fitted with a comprehensive range of cabinets, a fashionable island unit with breakfast bar, an integrated double oven, inset hob, dishwasher and fridge. Separate lounge has triple-aspect glazing including a pair of French doors.

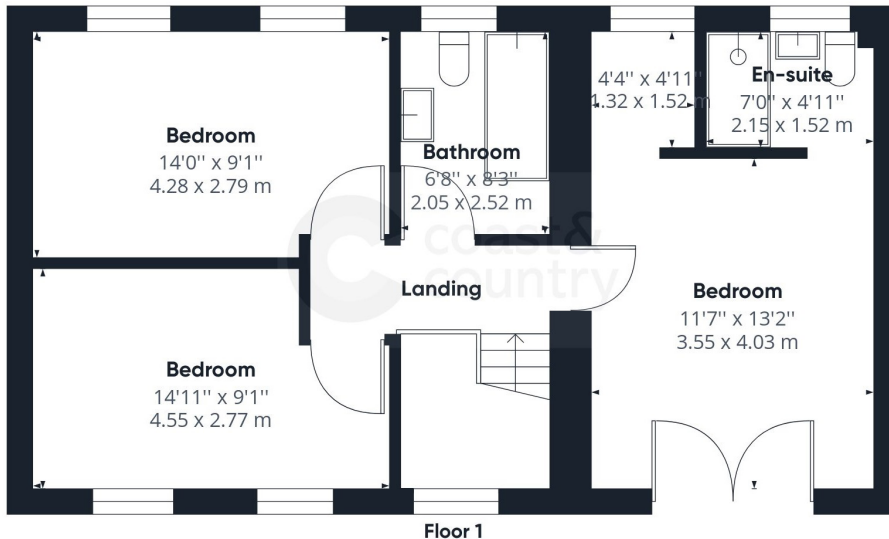
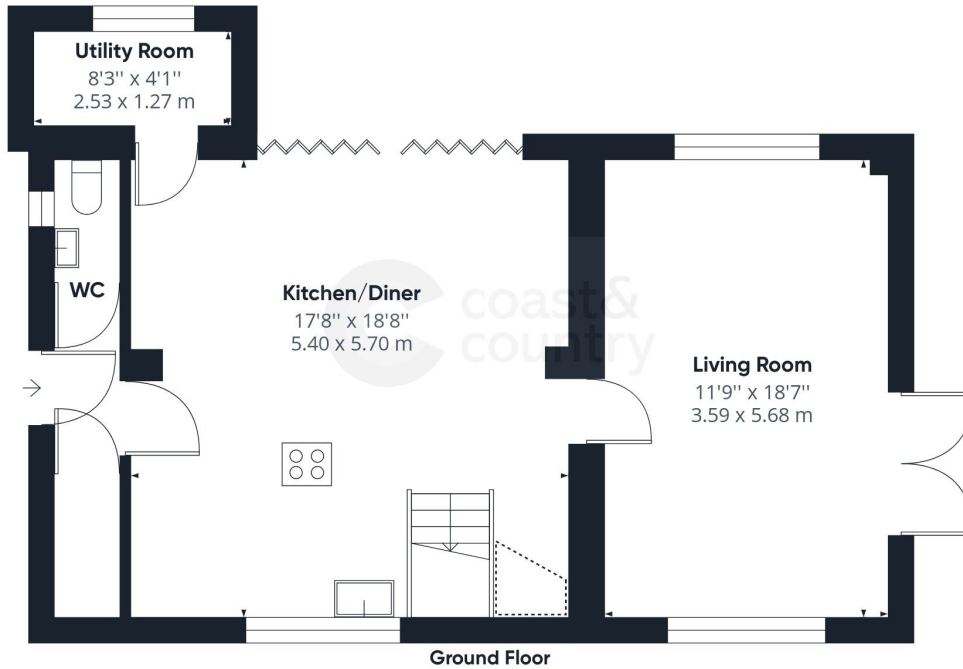
On the first floor, a part-galleried landing with window provides access to three bedrooms and a family bathroom with smart modern white suite. All of the bedrooms are doubles and the principal has French doors and a Juliet balcony, an en-suite shower room with basin and WC and a walk-in wardrobe.

Outside: Offering an excellent level of privacy, the property has landscaped gardens on all sides with much use of gravel, paving and artificial grass providing a delightful and attractive location for sitting out and alfresco dining.

Parking: Accessed at the rear of the property is a large carport providing parking.



Trevone, Church Path, Ipplepen, Newton Abbot, TQ12 5RZ



Approximate total area

1223.19 ft²

113.64 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

This property is currently tenanted.

The property is approached over a neighbouring private driveway leading to Trevone's carport.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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.