



Ipplepen

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ENERGY RATING
TBC

- Video Walk-through Available
- Individual Detached House
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Fabulous Open Plan Kitchen/Diner
- Gated Driveway Parking
- Superb South-Facing Rear Garden
- Covered Village Location
- No Upward Chain
- Early Viewings Advised

Guide Price:
£700,000
FREEHOLD

The Bakery, East Street, Ipplepen, Newton Abbot, TQ12 5SU



1000s of homes sold in Teignbridge

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

The Bakery, East Street, Ipplepen, Newton Abbot, TQ12 5SU

Set behind twin timber gates and attractive stone walls with hedges over, is this superb individual detached house.

Thought to date from the 1950s, the property has been subject to a degree of enlargement and remodelling over the years to now provide a fantastic and impressive light-filled interior, perfect for up-to-the-minute living.

Situated in a coveted address within the well-served and highly sought-after village of Ipplepen, the property occupies a well-established and privately-enclosed plot, the delightful south-facing rear garden a particularly noteworthy feature of the house. Parking is provided by way of a private driveway for multiple vehicles.

Ipplepen is situated between the market town of Newton Abbot, approximately 4 miles' drive, and the ancient Castle town of Totnes, perched on the banks of the river Dart and famous for its Bohemian atmosphere, approximately 5 miles' drive. In addition, the coast at Torbay and Torbay hospital are each within approximately 5 miles' drive. The village itself supports a vibrant and active lifestyle choice for many with lots of clubs and societies. Local amenities include a small supermarket, well-regarded public house, ancient church, excellent primary school, village hall, community hub, coffee shop, sports field and more.

The Accommodation:

The accommodation is well presented with some lovely features and, if required, offers potential, with a small degree of remedial works, the opportunity to create a small ground floor, self-contained annexe. The front door opens into a small porch and hallway with under stairs cupboard off. A glazed door then opens directly into the open plan double-aspect, kitchen/living/dining room. This versatile space features the kitchen, with a selection of modern yet in keeping cabinets with an integrated range cooker and dishwasher, Belfast sink and solid timber countertops. Plenty of natural light is provided through windows to the front and rear as well as a bi-fold door opening to the rear decked terrace and garden beyond. Throughout this room is an engineered oak floor and a 180° turning staircase leads to the first floor, having natural wood treads and there is also a useful downstairs WC. Also on the ground floor is a cosy sitting room with solid beech parquet flooring, again with bifold doors to the rear terrace, and an enclosed, log effect, living flame fire. Off the kitchen is a lobby/boot room with windows and door to the front of the house, which leads through to the area which could potentially provide an annex, the lobby/boot room, becoming a separate entrance for this area, currently arranged to provide a utility space and a ground floor bedroom or further reception room with access to the rear garden.

On the first-floor, a part galleried landing with plenty of natural light provides access to three good-sized bedrooms, all of which are doubles, two and three with fitted wardrobes and a modern family bathroom with four-piece white suite, including a bath and size separate shower cabinet. The principal bedroom is approached through its own dressing room and has a first class en-suite bathroom with freestanding double ended bath, his and her vanity basins and a good size separate shower cabinet.

Outside:

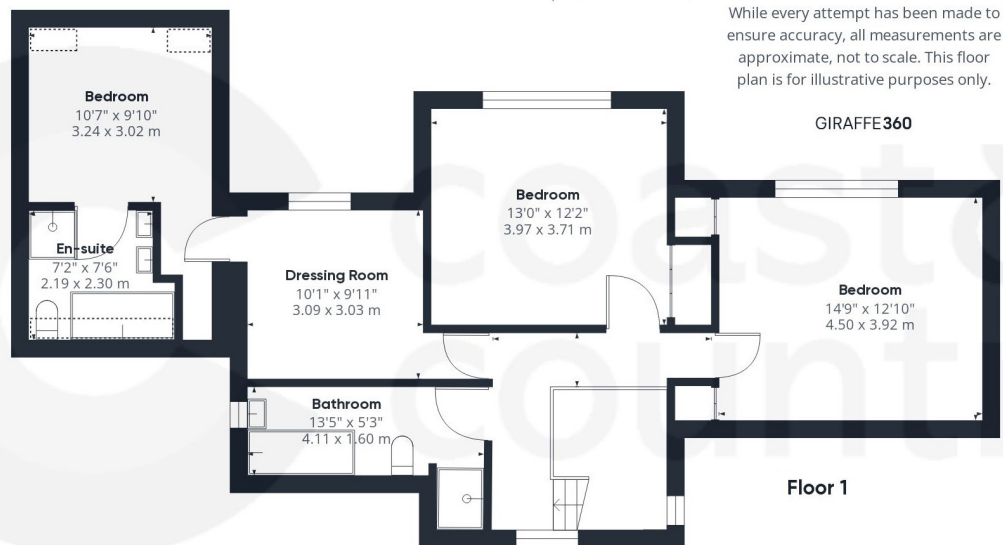
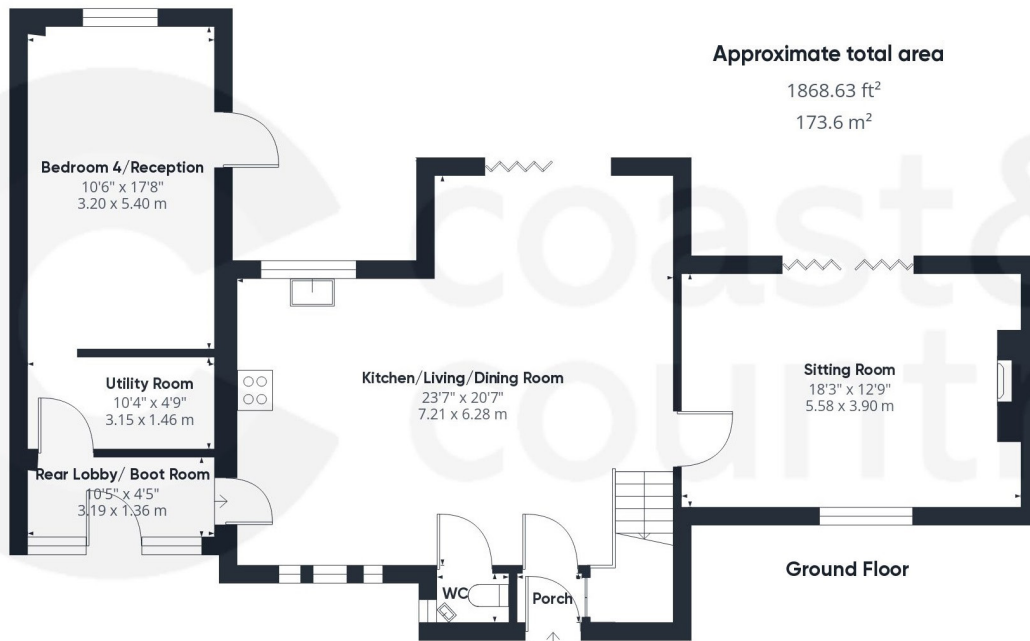
Large, established private enclosed plot gardens to the front of the ramp the latter south-facing with a wide expanse of lawn raised, timber deck terrace and ornamental pond.

Parking:

Gated private driveway for multiple vehicles.



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Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

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

Owned solar panels.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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 \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.