



# 32 North Street

Ipplepen, Newton Abbot, TQ12 5RT

RENDELLS

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A characterful, recently refurbished four-bedroom semi-detached cottage with parking to the side and level rear gardens.

- Kitchen/Breakfast Room.
- 2 Reception Rooms
- Three Double Bedrooms on first floor
- Large Loft Bedroom
- Newly Refurbished Bathroom.
- Refitted cloakroom on the ground floor.
- Double glazed throughout.
- Within walking distance to the village amenities.
- NO ONWARD CHAIN
- Level Garden and parking for 2 vehicles

## Guide Price £530,000

Exeter 21.9 miles approx., Newton Abbot 3.9 miles approx., Combeinteignhead 6.8 miles approx., Ashburton 8 miles approx., Teignmouth 10.5 miles approx., Shaldon 10.5 miles approx., Dawlish 13.5 miles approx., Torbay 7.4 miles approx., (London Paddington via Newton Abbot train station approx. 2.30 hours).

### Situation

Ipplepen is situated partway between the historic Castle town of Totnes (approximately 5 miles) and the market town of Newton Abbot (approximately 4 miles) both with mainline railway stations, excellent range of shops, businesses and amenities. The village itself supports a vibrant lifestyle opportunity with many clubs and societies, and has an excellent range of village amenities including a modern health centre with pharmacy, primary school, village hall, park, tennis courts, bowling green, small supermarket, respected public house and coffee shop.

### Description

32 North Street is a beautifully presented and recently refurbished cottage. Offering spacious accommodation throughout. Having been refurbished the property still maintains the charm and character of the original cottage, with stripped wooden internal doors and modern column radiators throughout.

### Accommodation

Entering in through the front door into a spacious hallway with door off to the living room and opening to the kitchen and dining room. Lounge with stone fireplace and woodburning stove. Window to the front aspect. Dining area with window to the side, a window seat and cupboard under the stairs. Kitchen with a range of wall



mounted and undercounter units with wood worktop over, a four-ring gas hob with extractor over, integrated wall mounted oven. One and half bowl ceramic sink with chrome mixer tap over. Neff integrated microwave and space for dishwasher. Tall fridge freezer with water dispenser included. Cloakroom with W.C., hand wash basin, window to rear. Boot room with window and door to rear garden.

Stairs rise to the first floor.

### First Floor

Halfway landing. Bedroom One with window to front. Bedroom Two with window to side. also features internal window and cupboard to chimney recess. Bedroom Three with window to front. Bathroom fitted with Burlington suite to include a freestanding roll top bath, shower enclosure and floating sink with chrome mixer tap over. Towel column radiator, W.C., half tiled walls and window to rear. Utility room with gas combi boiler, space for washing machine and tumble dryer. Stainless steel sink with shower tap over. Foldable drying rack. Window to rear.

Stairs rise to the second floor:

### Second Floor

Fourth Bedroom with window to side. Storage in eaves with exposed roof beams.

### Gardens and Outside

Formal metal railings with area for pot plants frame the facade. Driveway to the side with gated access into the rear gardens. Mainly laid to lawn with surrounding flowerbeds, paved patio area. Good size recently erected wooden shed and log store. Outside water tap and electric box. Neighbour has right of access at the top of the garden, behind privacy fence.

**Tenure** Freehold.

**Energy Performance Certificate** Energy rating E.

**Council Tax** Band E.

### Services

Mains electric, mains water and drainage. Mains gas. Electric underfloor heating in the dining room and kitchen.

### Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

### Agents Note

All Light fittings and curtains included in the sale.

### Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

### Directions

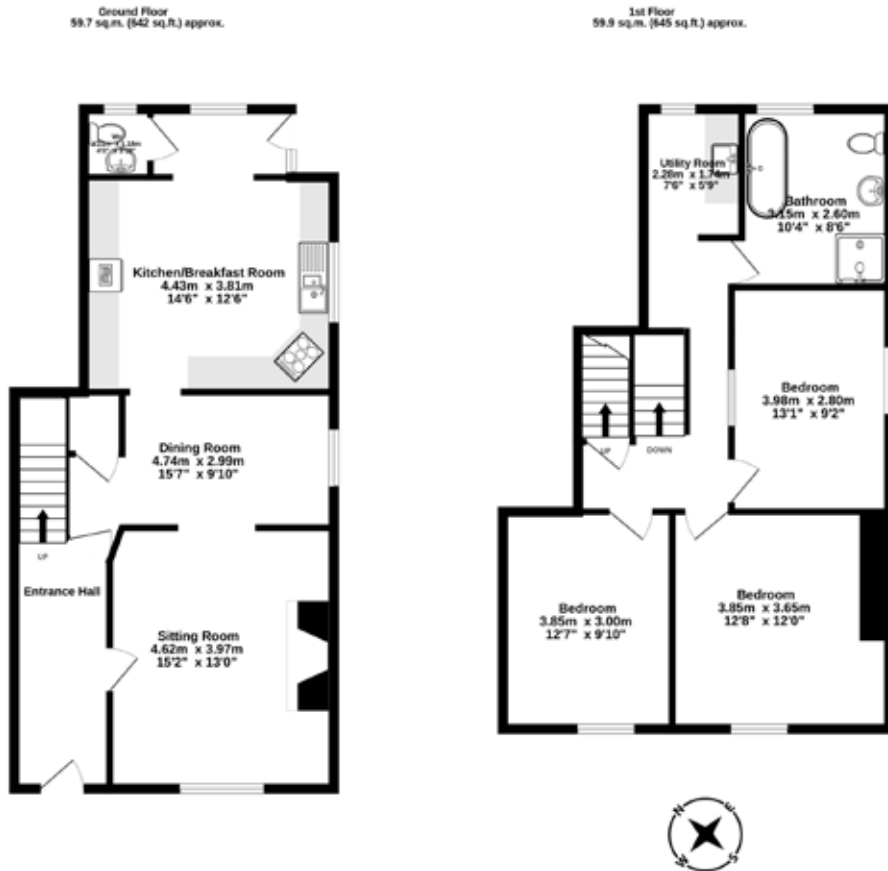
From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn left onto Foredown Road, leading onto East Street continue into the village taking the 4th turning right onto North Street, no 32 can be found down the hill on the right.

**What3words** ///Struck.Defected.Expecting



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**TOTAL FLOOR AREA : 158.3 sq.m. (1704 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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