



Ipplepen

4x  4x 

ENERGY RATING E52

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms (1 en-suite)
- L-Shaped Lounge/Diner
- Enclosed Gardens
- Family Bathroom & Ground Floor WC
- Garage & Driveway
- Highly Sought-After Village
- Popular Location
- Spacious Accommodation

Guide Price:
£370,000
FREEHOLD

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



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With attractive face brick elevations and replacement PVC frame double glazed window, this detached house is located in the heart of the highly sought-after village of Ipplepen. With enclosed gardens to the side and rear, the property has a driveway and garage providing parking.

In the same ownership since new in 1988, the property has clearly been loved and cherished over the years but now does offer potential for a degree of refurbishment and redecoration allowing a new owner to finish the property to their own tastes. Ipplepen is situated between the well-served market town of Newton Abbot with its mainline railway station approximately 4 miles and the historic town of Totnes nestled on the banks of the river Dart approximately 5 miles away. The village offers a wide range of amenities to include a primary school, health centre, popular inn, ancient church and local Co-op store. The village also supports many clubs and societies.

The Accommodation:

The accommodation feels light and airy with the entrance hall having a tiled floor, window to the front and stairs to the first floor. Overlooking the front is the kitchen with units on 2 sides, door to outside and deep-silled window. Integrated appliances include an oven, hob, fridge and freezer. A well-proportioned lounge/diner is loosely divided by a wide archway and is double-aspect including a sliding patio door to the rear garden. On the first floor, a particularly large landing has a window to the side, recessed airing cupboard and doors to four bedrooms, the principal with an en-suite shower room/WC, and a family bathroom.

Outside:

Enclosed gardens on four sides with the larger part to one side and the rear, mainly laid to lawn.

Parking:

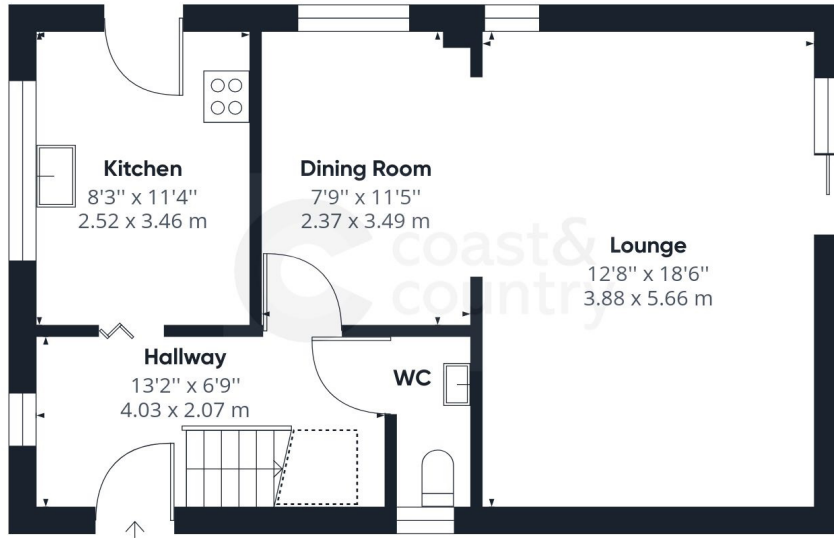
Garage and further parking in front.

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.



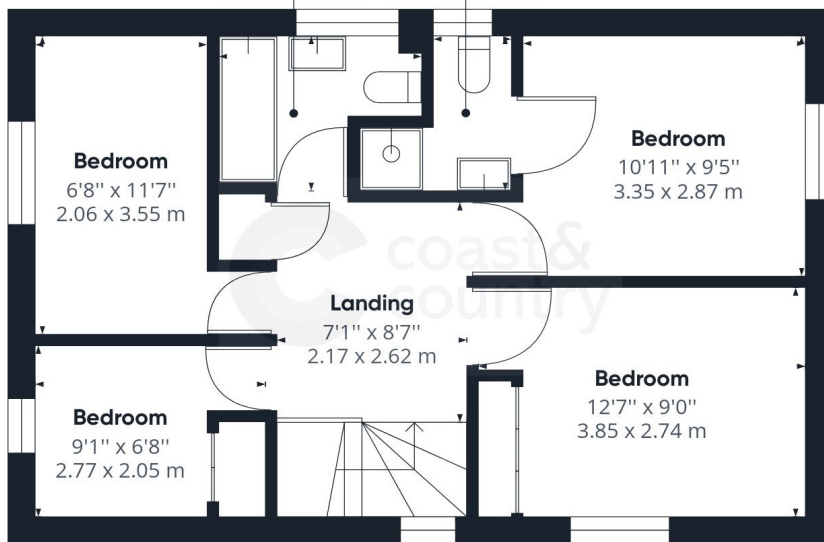
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Ground Floor

Approximate total area

Bathroom 7'10" x 6'1" 2.41 x 1.87 m	En-suite 3'0" x 6'2" 0.92 x 1.88 m	1035.25 ft ²
		96.18 m ²



Floor 1

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

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.