



Ipplepen

3x  1x 

ENERGY RATING C72

- Video Walk-through Available
- Semi-Detached Family Home
- 3 Bedrooms
- Lounge/Diner
- Double-Glazed Conservatory
- Large Rear Garden
- Highly-Desirable Village Location
- Convenient for Amenities
- Gas Central Heating & Double Glazing
- Internal Viewings Highly Recommended

Guide Price:
£275,000
FREEHOLD

11 Newhayes, Ipplepen, Newton Abbot, TQ12 5SD



1000s of homes sold in Teignbridge

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

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A mature, semi-detached family home with a large enclosed rear garden located in the heart of the sought-after village of Ipplepen.

Immaculately presented, the property is within a short walk of a wide range of village amenities to include a primary school, health centre with pharmacy, Co-op store, pub/restaurant, park, sports field, village hall and well-attended church. The village also supports a most vibrant lifestyle opportunity with many clubs and societies, and is located approximately four miles from the well-served market town of Newton Abbot, and approximately five miles from the historic town of Totnes, both with mainline railway stations.

The Accommodation:

Stepping inside, the accommodation is immaculate and well-proportioned with benefits including a gas central heating system and replacement double-glazed windows. The front door opens into the entrance hallway with stairs to the first floor. Overlooking the front is the kitchen with comprehensive range of units and roll-top worksurfaces. At the rear is a lounge/diner, off which is a double-glazed PVC frame conservatory extension, added over recent years and enjoying a lovely open aspect across the rear garden and beyond.

On the first floor are three excellent bedrooms and a bathroom with smart, modern, white suite.

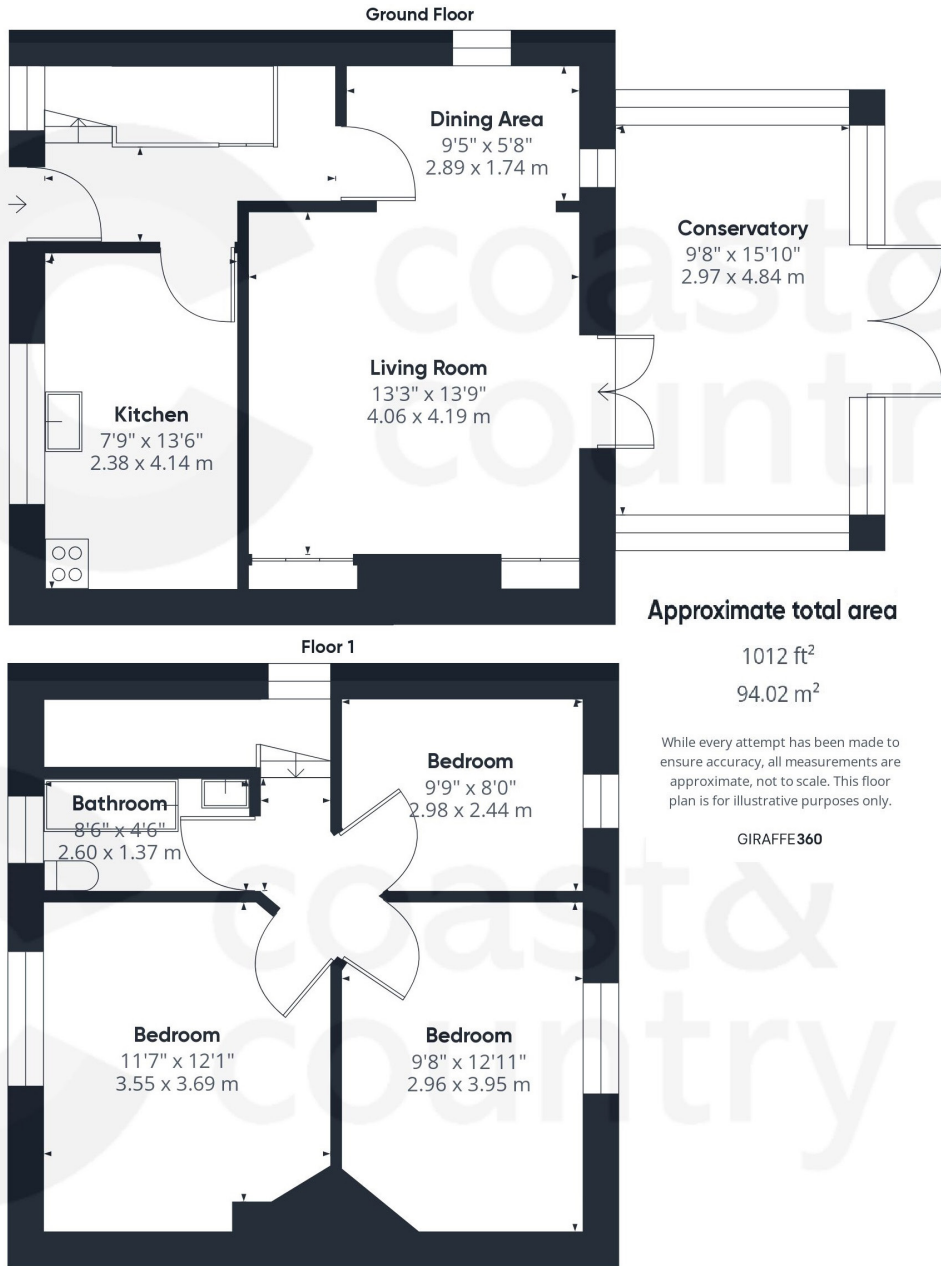
Outside:

Low maintenance front garden with stone wall and mainly laid to gravel beds. Side access to the rear. The rear garden is particularly large and a real feature of the property with long expanse of lawn, raised terrace and gravel beds.

Directions: From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross into Foredown Road. Follow the road through the village past the war memorial and the Wellington Inn on the right as the road becomes Newhayes. The property is on the left hand side, opposite the Health Centre.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.