



Ipplepen

4x 2x

ENERGY RATING D55

- Video Walk-through Available
- Detached Chalet Bungalow
- Up to Five Bedrooms Over Two Floors
- Modern Kitchen/Diner
- Open Aspect
- Smartly-Presented
- Two Driveways & Garage
- Sought-After Village
- Viewings Recommended

Guide Price:
OIEO £400,000
 FREEHOLD



19 Barn Park Close, Ipplepen, Newton Abbot, TQ12 5SZ

Occupying a prominent position, slightly elevated above the adjoining road and enjoying an open aspect towards fields, this detached chalet bungalow offers surprisingly roomy accommodation over 2 floors with a degree of versatility.

With a modern, well-presented interior, the property is located on the corner of Barn Park Close, a well-regarded cul-de-sac around 600m from the centre of this highly sought-after and well-served village.

Occupying an enclosed and fairly level plot, the property has excellent off-road parking arrangements with two separate driveways and an attached garage. At the rear, the garden features an expansive, split-level modern timber decked terrace ideal for alfresco dining and entertaining with lawn and children's play area beyond.

The village of Ipplepen is located part way between the popular market town of Newton Abbot (4 miles) and the historic castle town of Totnes (5 miles), both offering extensive amenities. The village itself offers a vibrant lifestyle opportunity with many clubs and societies. Village amenities include an excellent primary school, popular inn/restaurant, small Co-op supermarket, well-attended church, hub and modern health centre/doctors with pharmacy and play park, sports fields and village hall.

The Accommodation:

Stepping inside, the accommodation is smartly presented, the front door opening to a hallway with stairs leading up to the first floor. Ground floor rooms include a lounge with wood burner which is flooded with natural light through a picture window to the front, an extended kitchen/diner with French doors to the rear deck and modern fitted kitchen with selection of integrated appliances and a family bathroom with modern white suite. In addition, there are two further rooms which could be bedrooms four and five, or two further reception rooms. On the first floor are three further bedrooms, the principal being double-aspect and having a fully-tiled modern en-suite shower room/WC.

Outside:

Delightful enclosed plot with fabulous two-tier deck ideal for entertaining at the rear with lawn and children's play area.

Parking:

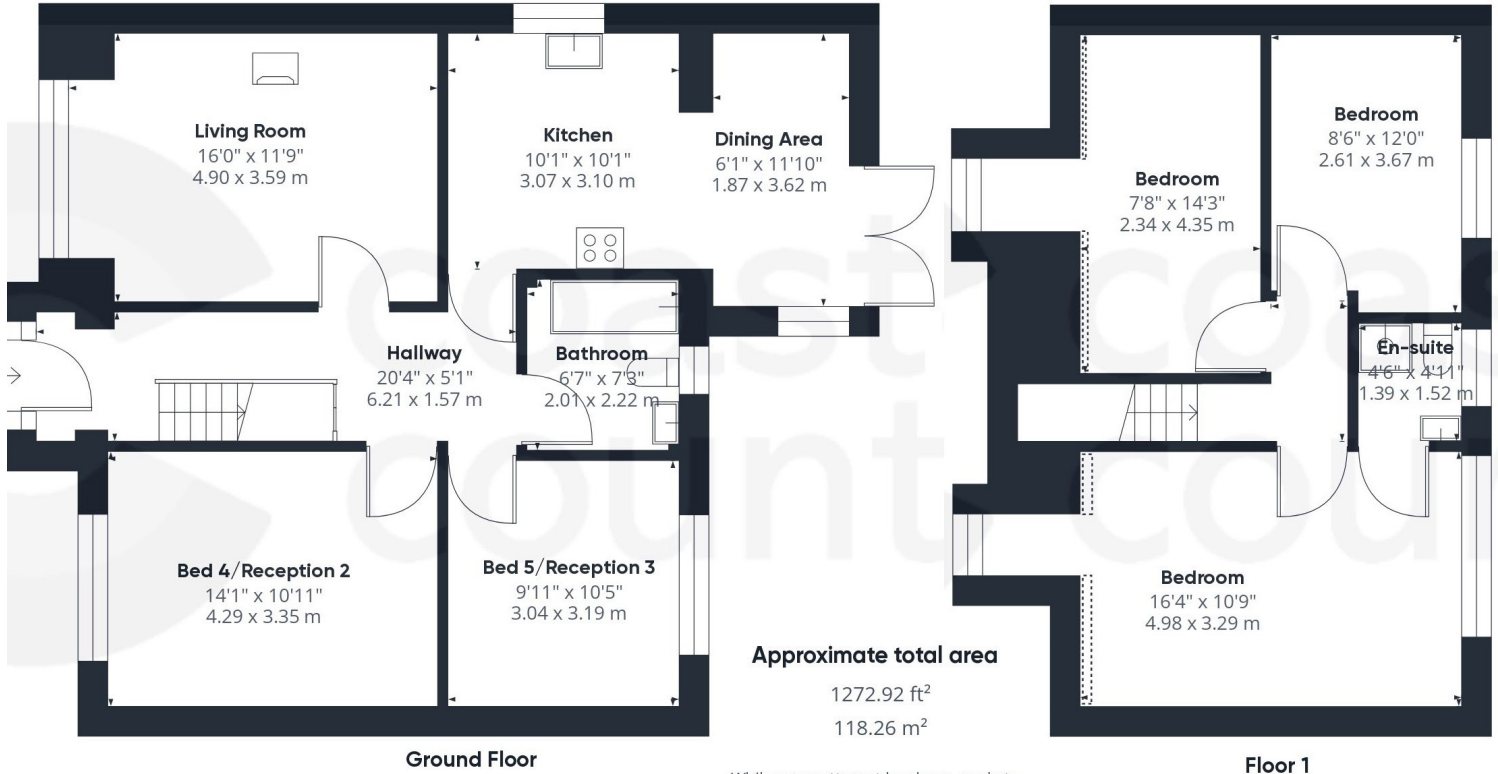
To separate driveways and an attached garage.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Take the first left into Barn Park Close and the property can be found on the right hand side.



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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.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 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.