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THE AWARD WINNING
ESTATE AGENTS

Rosedene, East Street
Freehold



Rosedene, East Street, Ipplepen, Newton Abbot, TQ12 5SU

A mature individual detached house situated in the heart of the highly-regarded village of Ipplepen.

- Virtual Tour/Online Viewings Also Available
- Individual Detached House
- 3 Double Bedrooms
- Impressive Kitchen/Diner
- Double-aspect Lounge
- Long Driveway and Double Garage
- Lovely Enclosed Plot
- Highly Sought-after Location
- Gas Central Heating & Double Glazing
- Viewings a Must

Set well back from the adjacent road, the front of the house is well-screened and privately enclosed by natural stone walls. A central driveway leads up to the house, a parking area and double garage, through lawned gardens on either side. The rear garden is a real treat and of an excellent size. With a paved terrace running the full width adjoining the rear of the property with a couple of steps down to a wide, sweeping lawn, the rear garden is also privately enclosed by stone walls and fencing.

The village of Ipplepen is located partway between the vibrant market town of Newton Abbot and historic Totnes with its bohemian atmosphere. Both towns offer an excellent range of shops, amenities and businesses. Village amenities include a popular inn/restaurant, post office, church, small supermarket, health centre and village hall.

ACCOMMODATION

Stepping inside, a spacious reception hallway has a polished parquet wooden floor, open tread 180° degree turning staircase to the first floor and a large feature window to the rear garden. To one side of the hallway is a lovely lounge which is double-aspect landing and walk-in 3-sided window overlooking the rear garden and has matching parquet floor to the hallway.

To the other side of the hallway is the impressive dining/kitchen with plenty of room for a large dining table and chairs and is fitted with a comprehensive range of cabinets including a range cooker and integrated dishwasher and has an attractive mix of solid granite and oak style worksurfaces. A plumbed laundry room has an internal door to the attached garage. Completing the ground floor is a useful office/study and a guest cloaks/WC with modern suite off the hallway.

On the first floor, the master bedroom is light and airy being

double-aspect and has a modern, fully-tiled en-suite shower room with WC and basin. There are 2 further double bedrooms served by a first-class family bathroom with separate shower cabinet.

GARDEN

Lovely enclosed plot extending in total to around 0.2 of an acre in total. Mainly enclosed by natural stone walls. Lawns to both front and rear, a wide paved terrace adjoining the rear aspect.

PARKING

Long driveway for multiple vehicles and attached double garage with inspection pit.

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.





Approximate total area⁽¹⁾
 1772.26 ft²
 164.65 m²

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

Tenure

Freehold

Local Authority

Teignbridge District Council
 Currently Band F

Services

Mains water. Mains drainage. Mains gas. Mains electricity. Intruder alarm.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and follow the road along as it becomes East Street. The property is on the left hand side before the turning for Croft Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		