



Ipplepen

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ENERGY RATING
C77

- Video Walk-through Available
- Attached Two-Storey House
- 3 Double Bedrooms (1 en-suite)
- Open Plan Living Space
- Car Port & Visitor Parking
- Highly-Desirable Village Location
- Gas Central Heating & Double-Glazing
- Use of Communal Grounds

Guide Price:
OIEO £325,000
FREEHOLD

10 Elliott Court, North Street, Ipplepen, Newton Abbot, TQ12 5RQ



1000s of homes sold in Teignbridge

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

10 Elliott Court, North Street, Ipplepen, Newton Abbot, TQ12 5RQ

Situated in a highly regarded development within the heart of the sought-after and well served village of Ipplepen is this superbly presented mews-style house.

With use of attractive gardens, including neatly-tended, lawns and terraces ideal for alfresco dining and outdoor enjoyment, the property would make an ideal lock up and leave, home or potentially suit a buyer looking for a low maintenance lifestyle. Parking is provided under a carport in the development's car park and with additional space for visitors.

The property is situated around 300m from the centre of the village and in its amenities, including a small supermarket, public house, primary school, health centre, sports field, Village Hall, coffee shop and much more. In addition, the village offers a vibrant lifestyle choice for many buyers with plenty of local clubs and societies for all ages.

The Accommodation:

Stepping inside, the beautifully presented accommodation is well proportioned, the ground floor being accessed through a small hallway with guest cloakroom/WC off. The main reception room has both sitting and dining areas and being well lit by three windows on two aspects. The first-class up-to-the-minute kitchen has plenty of wow factor with a large central island, copper splashbacks and integrated appliances including an oven, hob, hood and dishwasher. There is also an integrated larder cupboard.

On the first floor three double bedrooms are accessed from a spacious, part-galleried landing with open plan hobby area. The principal bedroom has a modern, fully-tiled en-suite, oversized shower cabinet, basin and WC. There is also a family bathroom with modern white suite, including a shower over the bath.

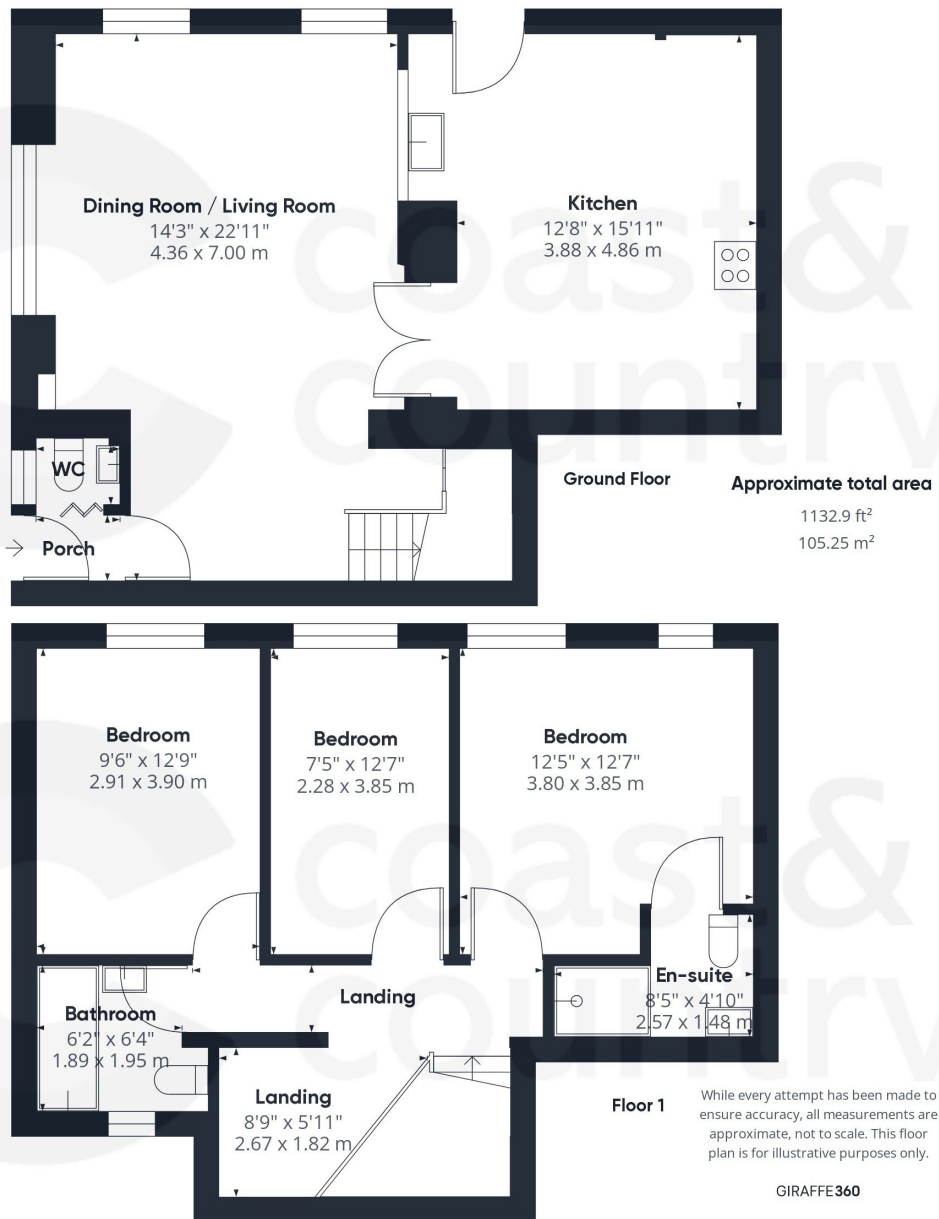
Outside:

Residents of Elliott Court have use of the well-maintained communal gardens with feature stone walls, brick-paved terraces and level lawns.

Parking:

Covered carport and visitors space in the development's car park.





Agents Notes:

Council Tax: Currently Band C

Tenure: This property is currently being switched from leasehold to freehold.

Service Charge: Currently Approximately £50 pcm.

Review Period: Annually.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 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 are ± 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.