



## Ipplepen

3x  1x 

ENERGY RATING  
C61

- Video Walk-through Available
- Smart Detached Bungalow
- 3 Bedrooms (1 with en-suite WC)
- Modern Kitchen/Diner
- Driveway Parking
- Fabulous Bathroom with 4 piece suite
- Lovely Private Rear Garden
- Improved & Extended
- Sought-After Village Location
- Early Viewings Advised

**Guide Price:**  
**£385,000**  
FREEHOLD



14 Cooke Drive, Ipplepen, Newton Abbot, Devon, TQ12 5QX



1000s of homes sold in Teignbridge

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



## 14 Cooke Drive, Ipplepen, Newton Abbot, Devon, TQ12 5QX

A superb detached bungalow situated within the highly sought-after village of Ipplepen with an up to the minute, light-filled interior.

Remodelled and extended over recent years, the property offers driveway parking and a neat lawned garden at the front whilst to the rear is a lovely, privately enclosed garden with a terrace ideal for alfresco dining off the kitchen, and an established lawned garden with inset flower beds on a lower level.

The popular and desirable village of Ipplepen is located around 4 miles from the well-served market town of Newton Abbot and 5 miles from Totnes which sits on the banks of the river Dart. Village amenities include a small supermarket, primary school, well-respected pub and much more. The village also supports a vibrant lifestyle opportunity with many clubs and societies.

### **The Accommodation:**

Stepping inside, the accommodation is finished with neutral tones and has a lovely feel, many rooms having solid wooden flooring. The front door opens into a hallway which leads down to the kitchen / diner which is double-aspect with two high level windows to the side and French doors to the rear terrace. The kitchen is fitted with an L-shaped range of sleek high-gloss cabinets and timber effect roll edge work surfaces includes a dual-fuel range cooker with eight gas rings, two electric ovens and a separate grill and also an integrated fridge. Overlooking the front is a cosy lounge with gas stove (wood burner effect). An inner hallway has a deep recessed storage cupboard off with twin doors and at one end there is space for a desk and study space. There are three bedrooms, one of which has an en-suite WC with basin and also space and plumbing for a washing machine. Completing the picture is a superb family bathroom with modern four-piece white suite including a bath and also a separate shower cabinet.

### **Outside:**

Well-kept front and rear gardens the rear privately enclosed with terrace adjoining the bungalow and lawn and flower beds on a lower level.

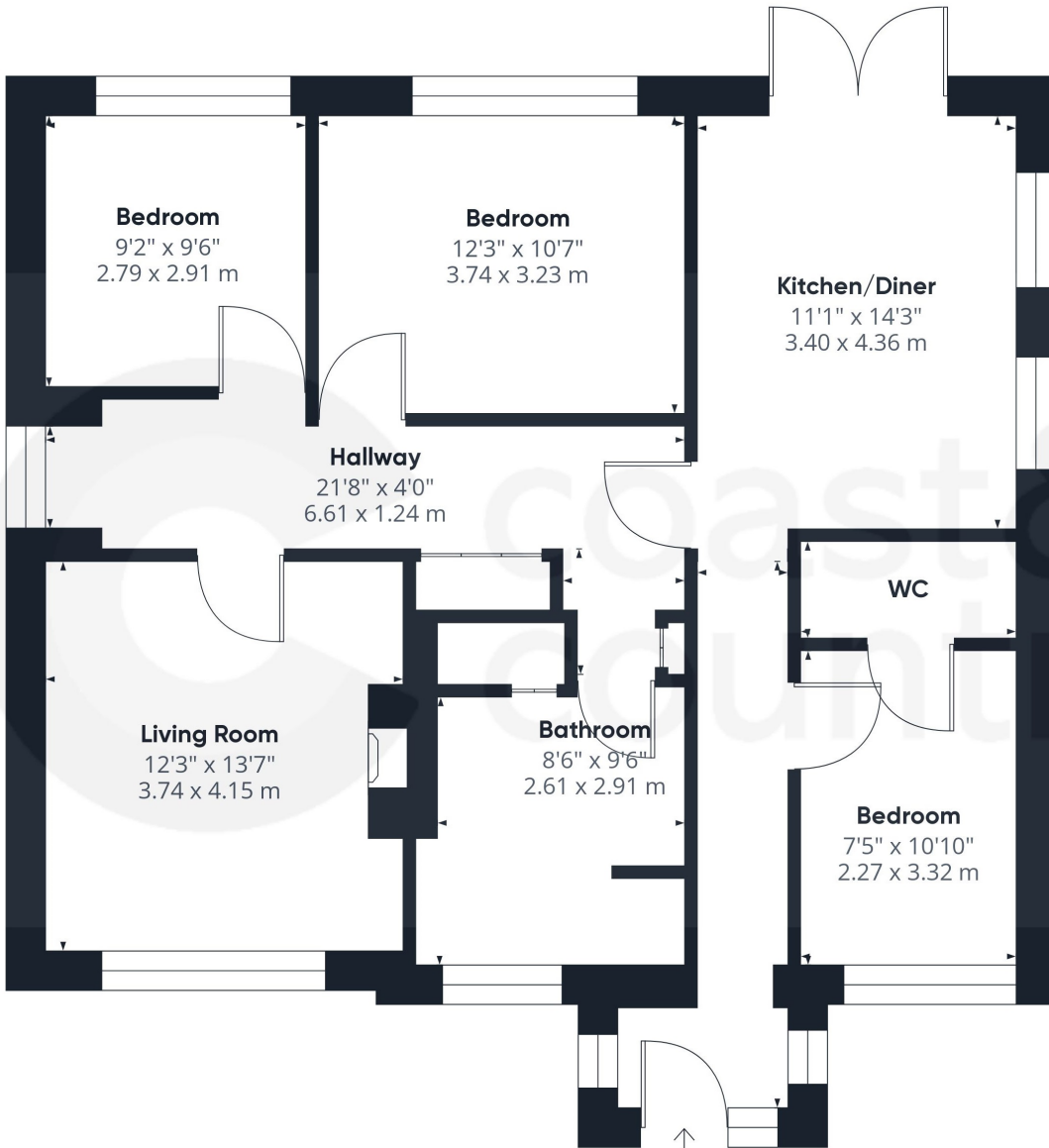
### **Parking:**

Driveway parking space to the front.

### **Directions:**

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road. Take the 2nd left into Cooke Drive.





**Approximate total area**

944.38 ft<sup>2</sup>

87.74 m<sup>2</sup>

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 C

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		84 B
69-80	C	69 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 ± 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.