



## Ipplepen

3x  2x 

ENERGY RATING D67

- Video Walk-through Available
- No Upward Chain
- Superb Detached Bungalow
- 3 Bedrooms (1 en-suite)
- Spacious Lounge/Diner
- Side & Rear Gardens
- Driveway Parking
- Sought-After Village Location
- Beautifully Presented
- Turnkey Accommodation

**Guide Price:**  
**£400,000**  
FREEHOLD



1 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ



1000s of homes sold in Teignbridge

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



## 1 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ

A superb detached bungalow presented in show home order having updated and extended over recent years. Situated around 500 meters from the centre of this highly sought-after and well served village and also directly on a time tabled bus route.

The property occupies a corner site with lovely and privately enclosed rear garden with a wide double width driveway at the front providing parking and having an integral store ideal for bikes etc next to it.

The village of Ipplepen offers a vibrant and active lifestyle choice for residents with many clubs and societies and a village Hub. Within easy reach are a small supermarket long established and popular inn /restaurant, health centre, café, and primary school. Village sports facilities include a bowls club tennis courts sports field cricket club and football club. The nearest towns are Newton Abbot (4 miles) and Totnes (5 miles) both of which of have an excellent range of amenities and train stations.

### **The Accommodation:**

The accommodation is immaculate a large porch added over recent years opening through to an L shaped hallway with solid oak doors leading off to the rooms and also a recessed cupboard. Overlooking the front is a well-designed kitchen updated recently with a range of sleek high gloss cabinets and integrated appliances including a range cooker larder fridge separate freezer and dishwasher. With double-aspect windows the kitchen enjoys plenty of natural light. Accessed from both the hallway and kitchen is a show stopping living room which has previously been extended and now has a part vaulted ceiling with glazed panels on one side, with feature floor to ceiling glazing flooding the room with natural light. There are 3 bedrooms, the principal with a fully tiled modern en-suite with double size shower cabinet, basin and WC. Completing the picture is an up to the minute family bathroom with WC and basin.

### **Outside:**

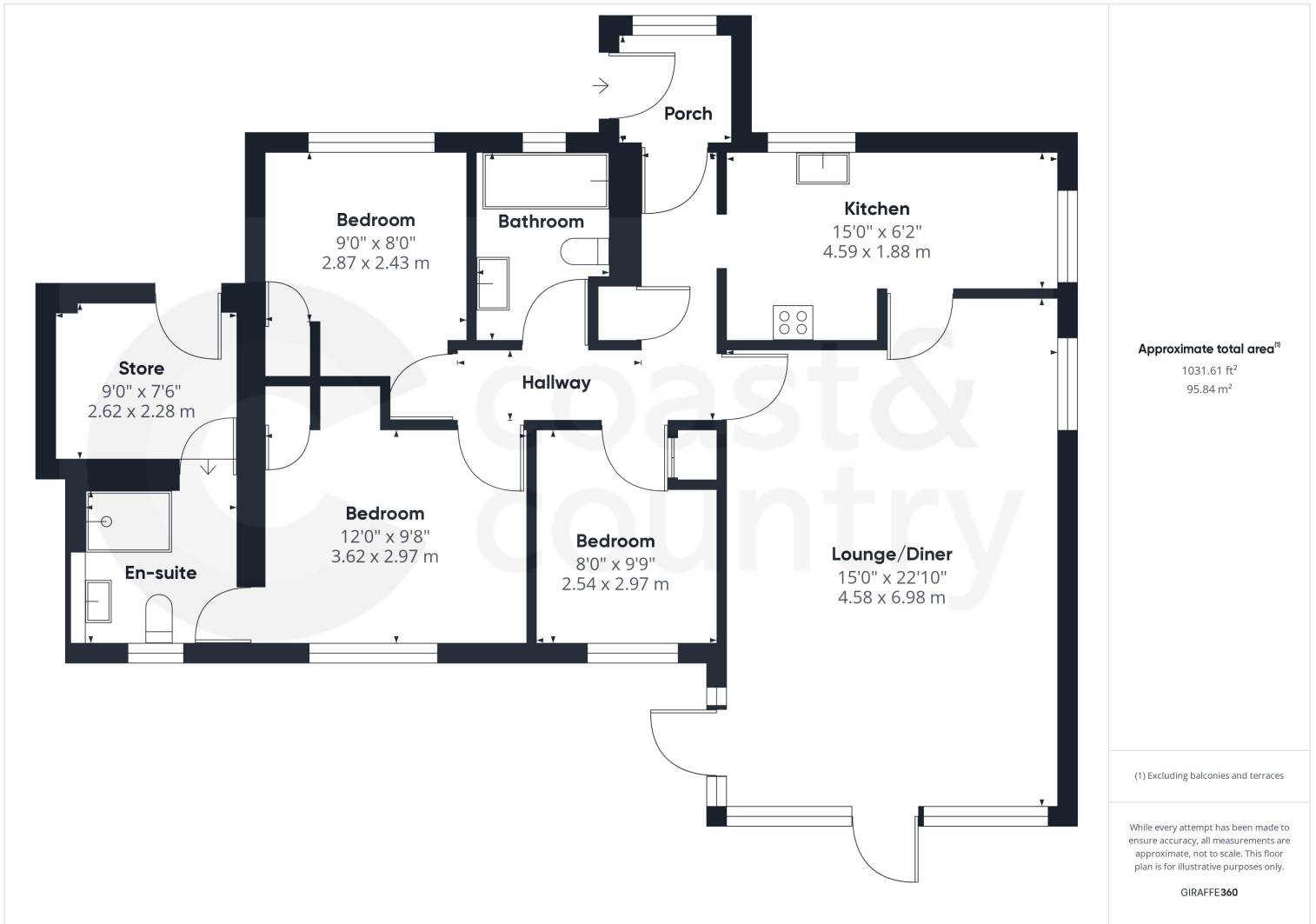
Secluded and fully enclosed rear garden with terrace and well-tended lawn.

### **Parking:**

Double-width driveway at the front.



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## 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		83 B
69-80	C		
55-68	D	67 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.