



Ipplepen

4x 1x

ENERGY RATING C69

- Virtual Tour Available
- Mature Detached Bungalow
- 4 Bedrooms
- 2 Garages & Driveway
- Front & Rear Gardens
- Works Required
- Popular Village Location
- Lots of Accommodation

Guide Price:
£325,000
FREEHOLD

21 Clarendon Road, Ipplepen, Newton Abbot, TQ12 5QS - Draft

Extended some years ago and partly refurbished and remodelled recently, this surprisingly roomy detached bungalow is now in need of some finishing works allowing a new owner to put their own stamp on their new home. Works have included partial rewiring and a new central heating system. Occupying an enclosed plot with gardens at one side in the rear which are modest but secluded. On each side of the property are attached garages with driveways in front providing plenty of parking.

The property is located in a popular address within the highly regarded village of Ipplepen, itself offering a vibrant and active lifestyle opportunity with many clubs and societies. Village amenities include a small supermarket, health centre, primary school, public house, village hall and play park. The market town of Newton Abbot is around 4 miles' drive and the castle town of Totnes around 5 miles.

Accommodation:

Stepping inside the accommodation offers a degree of versatility being on one level and is currently arranged to provide four bedrooms. There is a modern bathroom, with the room labelled store on the floor plan offering potential to provide a shower room. The kitchen is basic and in need of a refit whilst the lounge enjoys plenty of natural light.

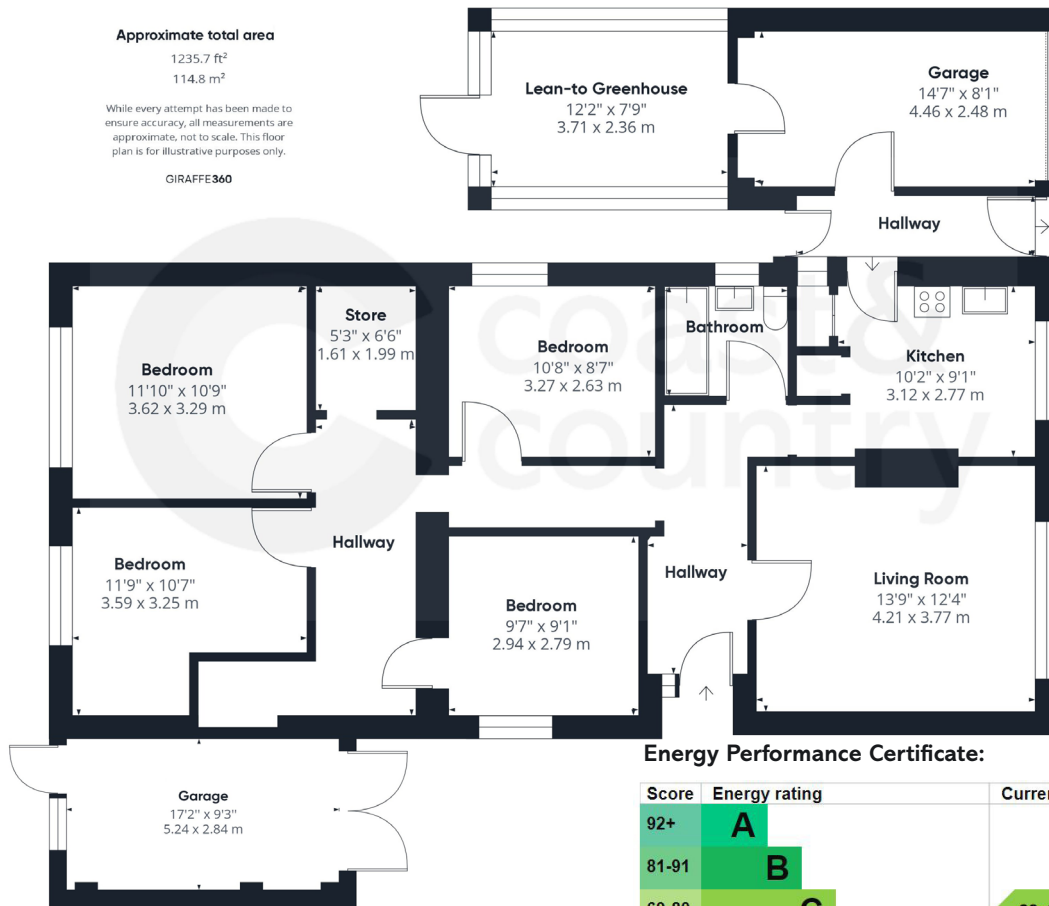
Outside: Modest, yet secluded and fully enclosed, sitting to the front, one side and the rear.

Parking:

Attached garages on both sides of the property with further parking on 2 separate driveways.

Directions:

Take A381 Totnes Road out of Newton Abbot. After the Petrol station on the left take the second right hand turn at the Toll House into Clampitt Road and then first right and then left at the T junction into Clarendon Road. The property can be found along on the right hand side.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

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.