



Ipplepen

3x  2x 

ENERGY RATING C70

- Video Walk-through Available
- Smart Semi-Detached House
- 3 Bedrooms
- Lounge, Dining Room & Study
- Spacious Kitchen & Utility Room
- Front & Rear Gardens
- Garage & Driveway
- No Through Road Position
- Sought-After Village
- Early Viewings Recommended

Guide Price:
£395,000
FREEHOLD

24 Dornafeld Drive East, Ipplepen, Newton Abbot, TQ12 5YN



1000s of homes sold in Teignbridge

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

24 Dornafield Drive East, Ipplepen, Newton Abbot, TQ12 5YN

A wonderful three-bedroom semi-detached property situated in a very popular area of the charming village of Ipplepen. Well-loved and cherished by the current owners since new, this wonderful home was extended in the mid 1990s to give the house a much larger footprint and a spacious layout which flows well and greatly enhances the living space. The property has been freshly decorated in neutral tones throughout with recently laid carpets, is on mains gas central heating from a modern combi boiler located in the garage, and is double glazed throughout.

The Accommodation:

The property offers a high-quality kitchen with built in Neff induction hob, wall mounted Neff electric oven and spaces for a dishwasher and American style fridge/freezer. There is a lounge with archway to a study area ideal for those who work from home, and a good-sized dining room with direct access into the kitchen, and the all-important separate utility room.

The first floor comprises three double bedrooms, a bathroom with corner bath and the landing features an airing cupboard.

Outside:

The rear garden is enclosed and of a good size with gravelled area ideal for alfresco dining immediately adjoining the house, and a lawned area with mature shrubs on a slightly higher level. There is a side gate leading onto the communal path which provides access back to the road at the front.

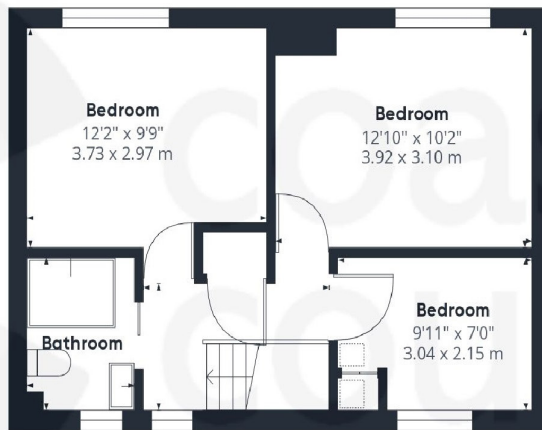
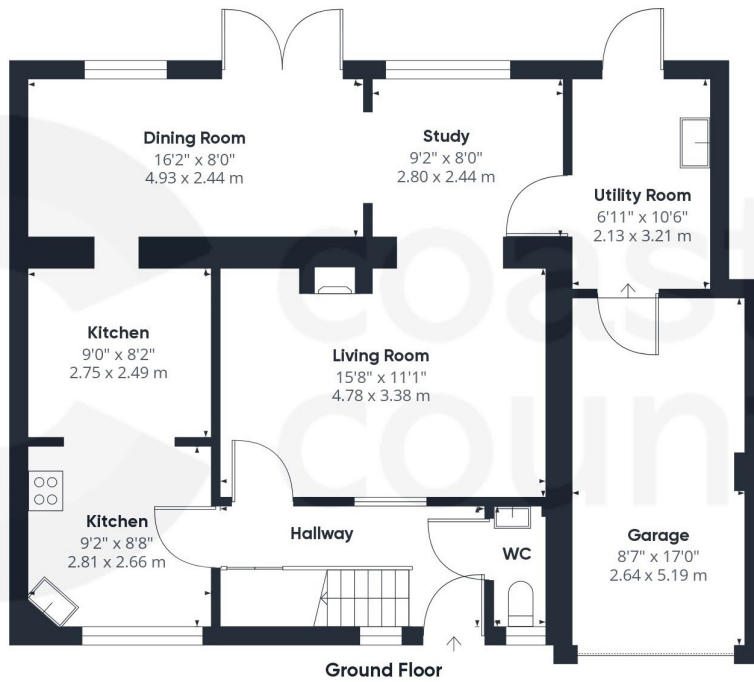
Parking:

Driveway parking leading to a single integral garage. The front of the property has been laid to gravel which can provide additional vehicle space if required and offers a low maintenance garden.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into Ipplepen (Foredown Road). Take the first right into Dornafield Drive East





Approximate total area

1243.02 ft²
115.48 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

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		82 B
69-80	C	70 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 \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.