



Ipplepen

2x  1x 

ENERGY
RATING
D61

- Video Walk-through Available
- Superb Detached Bungalow
- 2 Double Bedrooms
- Spacious Lounge
- Modern Kitchen & Shower Room
- External Plumbed Utility Room
- Nearly Level Plot with Summer House
- Ample Off Road Parking & Garage
- Sought-After Village
- Early Viewings Advised

Guide Price:
OIEO £350,000
FREEHOLD



38 Clarendon Road, Ipplepen, Newton Abbot, TQ12 5QS

A superbly presented detached bungalow situated in this highly sought-after and well served village. Enjoying a lovely open aspect towards Denbury Down from the front, the bungalow has ample parking on a forecourt-style driveway finished with smart brick paving at the front and a detached garage to the side. At the rear, the garden is surprisingly private and fully enclosed with gated access on both sides. Designed with ease of maintenance in mind, the rear garden has paved areas and inset beds with colourful planting. In one corner is an up to the minute bespoke studio with French doors and full height side panels providing a hobbies room or home office space. Attached to the side of the bungalow is an externally accessed utility room with plumbing for a washing machine.

Situated around four miles from the market town of Newton Abbot and five miles from the historic town of Totnes, set on the banks of the River Dart and famous for its vibrant and bohemian atmosphere, the village of Ipplepen also offers easy access to the coast at Torquay and Paignton. The village offers an impressive range of amenities, including an ancient church, small supermarket, health centre, primary school, village hall and popular local inn. There also plenty of sports facilities including a bowls club, sports field, tennis courts and more. The village also supports a number of clubs and societies.

The Accommodation:

The accommodation is beautifully finished with neutral tones and a smart modern laminate style floor covering throughout. A covered area next to the entrance door provides shelter from the elements and leads through a double-glazed door with side panel providing plenty of light into the hallway. Updated wooden internal doors then open to each of the rooms. The lounge is bright and airy with a picture window taking in the view and a modern wood burner set back into a chimney breast. The impressive kitchen with breakfast bar has been superbly updated over recent years and has a range of integrated appliances. At the rear are two double bedrooms, one of which has a door to the rear garden, with a first-class modern shower room completing the picture.

Outside:

Privately enclosed rear garden designed for low maintenance.

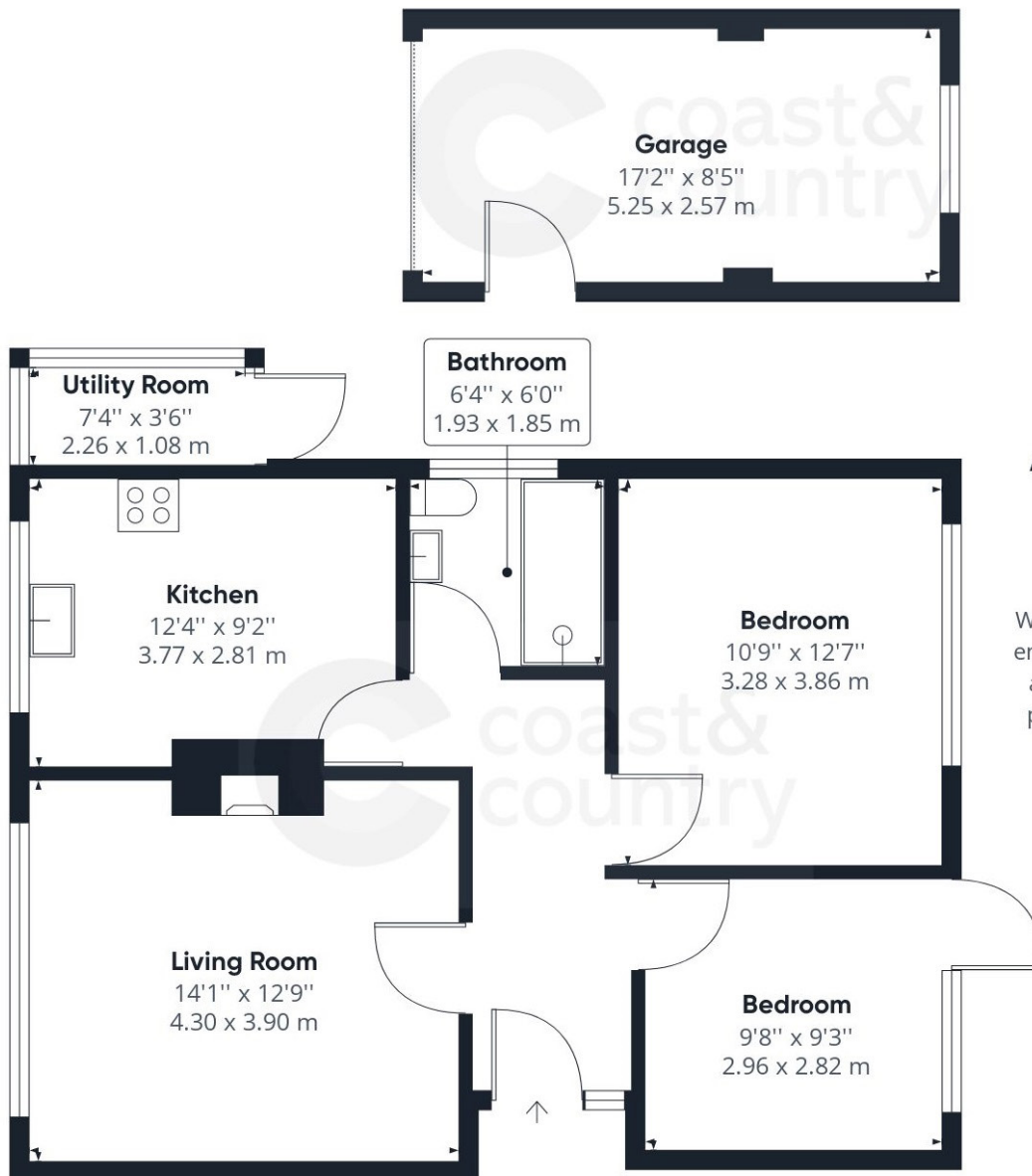
Parking:

Brick driveway / forecourt for a number of vehicles, and a detached garage with power and side door.

Directions:

From the A380 Totnes Road turn right at Causeway Cross into the village (Foredown Road). Follow the road into the village and when you reach the Methodist church at the cross roads turn left into Croft Road. Turn left again into Clarendon Road.





Approximate total area

916.26 ft²

85.12 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

We have not had sight of the HETAS certificate for the wood burner.

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	61 D	
39-54	E		
21-38	F		
1-20	G		

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