



Ipplepen

2x  1x 

ENERGY
RATING
E51

- Video Walk-through Available
- Grade II Listed Character Cottage
- 2 Bedroom End of Terrace
- Living Room & Kitchen/Breakfast Room
- First Floor Family Bathroom

- Ample Off Road Parking
- Good-Sized Gardens
- Home Office with Broadband
- Sought-After Village Location
- Early Viewings Advised

Guide Price:
£360,000
FREEHOLD

23 North Street, Ipplepen, Newton Abbot, TQ12 5RT



1000s of homes sold in Teignbridge

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

23 North Street, Ipplepen, Newton Abbot, TQ12 5RT

A charming Grade II listed end terrace cottage situated in the heart of this picturesque and sought after village. The well-presented accommodation boasts many period features and comprises a generous sitting room with log burner, a spacious kitchen/dining room, two bedrooms and a bathroom. The property occupies a well-proportioned plot and outside there is a garden home office, ample driveway parking and easy to maintain gardens. Viewings come highly recommended to appreciate the characterful accommodation, gardens and sought-after village location.

The Accommodation:

North Street is located just off the centre of the ever-popular village of Ipplepen. The village itself has a variety of amenities including a highly regarded primary school, a medical centre, small supermarket, public house / restaurant and sports field with tennis courts, Bowling Green, and children's park. The village is situated part way between the market town of Newton Abbot and castle town of Totnes, both of which are approximately 4-5 miles away, have a wide selection of shops and amenities and can be accessed via a timetabled bus service from the village.

A multi-glazed entrance door leads to the kitchen/ breakfast room which is fitted with a range of farmhouse style wall and base units with rolled edge work surfaces, tiled splashback and inset single drainer sink unit. There is a range-style cooker and integrated dishwasher, stairs lead to first floor and access to the living room with beamed ceiling, which has a feature stone fireplace with inset beam and woodburning stove, window to front and patio doors to the garden.

Upstairs on the first-floor landing there is a storage cupboard. Bedroom one is dual aspect with windows to front and rear. Bedroom two has window to front with seat and the bathroom has a pine panelled bath with shower over, low level WC and pedestal wash basin.

Outside:

To the front are terraced flowerbeds and steps to large decked seating area. The rear garden has two lawned areas, apple tree and raised terrace with Willow tree enjoying views over the countryside. There is also a useful garden home office with wired broadband.

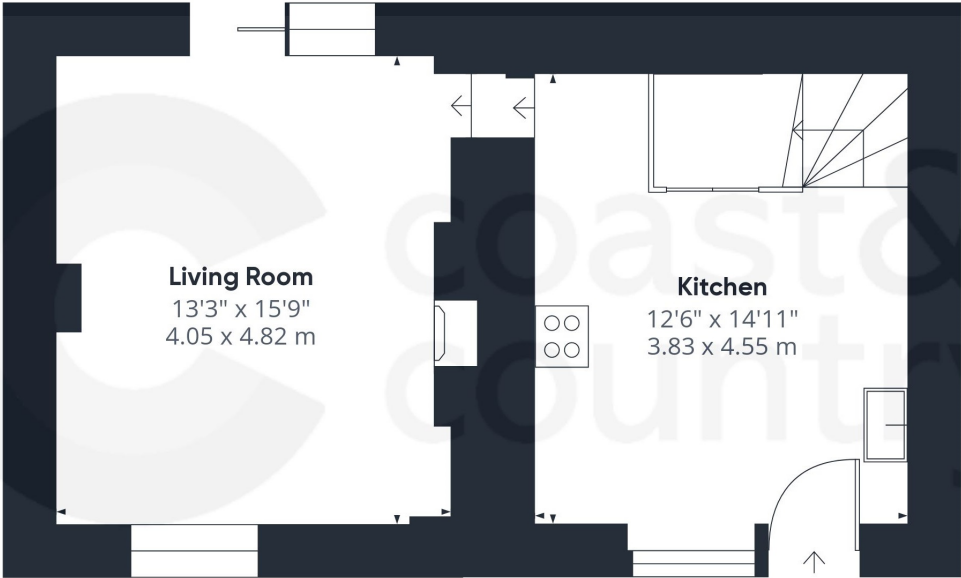
Parking:

Outside to the front there is a large driveway providing ample off-road parking.

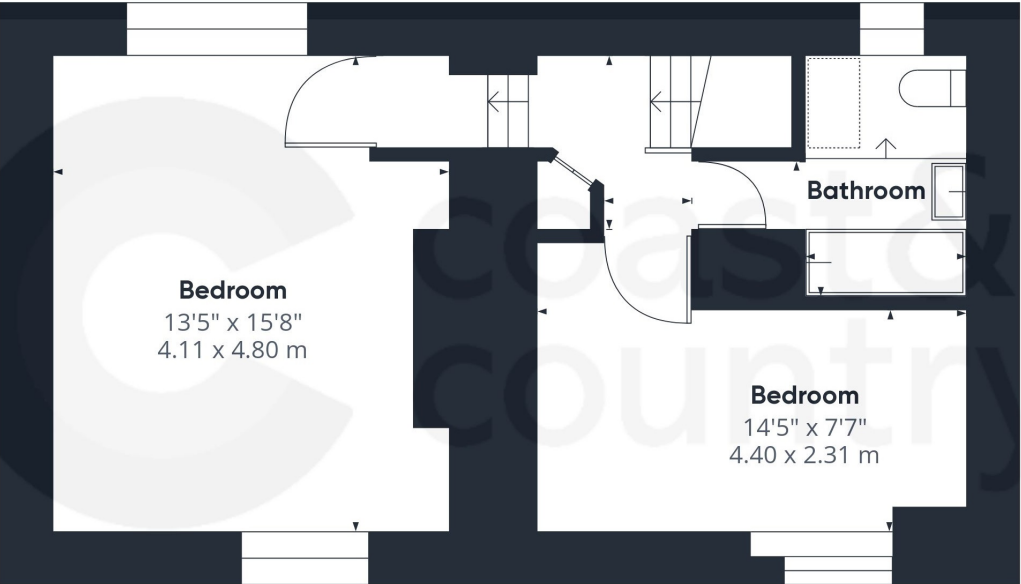
Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road into the village and at the war memorial turn right (opposite the post office) into North Street. The property can be found on the left hand side.





Ground Floor



Floor 1

Approximate total area
815.47 ft²
75.76 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 electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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.