



Ipplepen

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Charming Character Cottage
- 3 Bedrooms
- Lovely Lounge with Feature Fireplace
- Modern Fitted Kitchen
- Modern Bathroom
- Conservatory
- Gas Central Heating & Double Glazing
- South-Facing Rear Garden

Guide Price:
£240,000
FREEHOLD

4 Croft Cottages Croft Road, Ipplepen, Newton Abbot, TQ12 5ST



1000s of homes sold in Teignbridge

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

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A charming period cottage located in the highly sought-after village of Ipplepen. Boasting an abundance of character, the cottage has exposed beams in the lounge, a large inglenook fireplace, feature fireplace, and polished wood flooring. There are three bedrooms, lounge and conservatory which is currently used as a dining room and a modern kitchen and bathroom. Gas central heating and double glazing are installed and there is a private south-facing lawned garden enjoying a sunny aspect. This beautiful cottage will appeal to a wide range of buyers and viewings come highly recommended.

Croft Cottages is located in a tucked away location within 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, post office, 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.

The Accommodation:

A multi-glazed door and entrance porch has a window to front, wall mounted gas boiler and wooden door to the hallway. The lounge has a feature stone fireplace with large inset beam, stairs to first floor with storage under, laminate flooring, double-glazed window to the rear and opening with wooden shelf and beamed ceiling to the kitchen which comprises a modern range of wall and base units with rolled edge work surfaces, matching splashbacks, inset single drainer sink unit, integrated oven and hob, spaces for fridge/freezer and washing machine, tiled flooring and opening to the conservatory which is double-glazed overlooking the rear garden with wood flooring and door to outside. The bathroom comprises a modern white suite with panelled bath, shower over, tiling to surround and glazed screen, low level WC, vanity wash basin and uPVC obscure double-glazed window. Upstairs on the landing there is access to the loft room which has a Velux window. There are three bedrooms, master with feature fireplace, recessed storage and polished floorboards.

Outside:

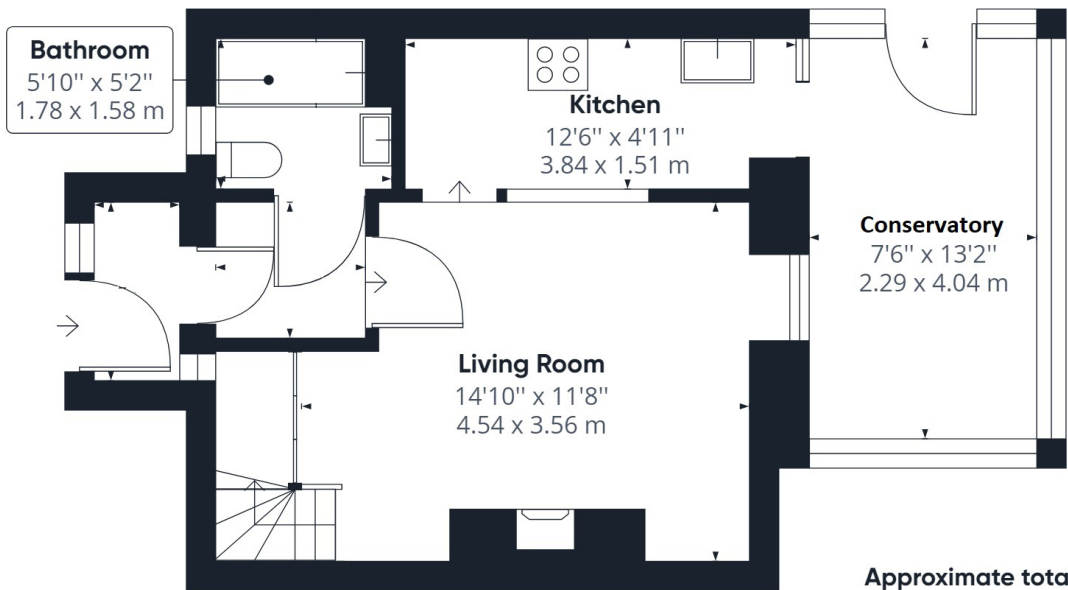
Outside the rear garden is enclosed and south-facing enjoying a sunny aspect with two lawned areas, flower and shrub borders. To the front there is a very useful outside store.

Directions:

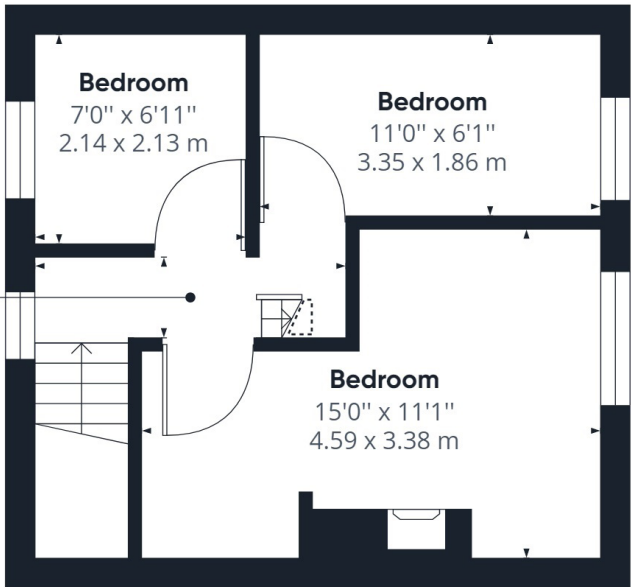
From Newton Abbot take the A381 Totnes Road. Turn right at Causeway Cross into Ipplepen (Foredown Road). Follow the road into the village and turn left at the Methodist Church staggered crossroad into Croft Road. The property can be found on the left hand side, just after the turn off for Clarendon Road.



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Ground Floor



Floor 1

Approximate total area

717.25 ft²
66.64 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 B
Mains water. Mains drainage. Mains gas. Mains electricity.
Tenure: Freehold

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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 ± 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.