



Ipplepen

3x  1x 

ENERGY
RATING
D63

- Video Walk-through Available
- Extended Semi-Detached Bungalow
- 3/4 Bedrooms
- Modern Kitchen/Diner
- Low Maintenance Front Garden

- Conservatory and Good-Sized Rear Garden
- Driveway Parking and Garage
- Cul-de-sac Position
- Ever Popular Village
- Spacious and Versatile

Guide Price:
£395,000
FREEHOLD

47 Luscombe Close, Ipplepen, Newton Abbot, TQ12 5QJ



1000s of homes sold in Teignbridge

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

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A mature semi-detached bungalow situated in a tucked away cul-de-sac position within the highly sought-after and well-served village of Ipplepen.

Extended in the past the bungalow occupies an established plot with a lovely mature and privately enclosed rear garden featuring a raised terrace ideal for summer dining and a well-tended lawn with inset flower beds. At the side a driveway leads down past the bungalow providing plenty of parking and access to a single garage. Ipplepen offers a vibrant and exciting lifestyle opportunity for all age groups with many clubs and societies. Leisure facilities include a sports field, play park, tennis courts and bowls club / bowling green all within a few minutes' walk. The village also has an excellent primary school, pub/restaurant, well attended church, small supermarket and modern health centre.

The Accommodation:

The accommodation offers a degree of flexibility being all on one level. The main entrance hallway is accessed through a large porch into the main reception hallway with two recessed cupboards off. Overlooking the front through a picture window is the original lounge which the current owner is using as a fourth bedroom. There are three further bedrooms off the hall as well as a fully tiled bathroom with white suite. Across the back of the bungalow is a superb open plan living room and kitchen, the sitting area with a wood burner. The kitchen is fitted with a comprehensive range of sleek handleless high gloss cabinets and selection of integrated appliances. Off the kitchen is a double-glazed conservatory opening to the rear garden which is currently used as a dining room, and completing the picture is a rear lobby with a back door and a separate WC with basin off.

Parking:

Side driveway leading down to a single garage providing plenty of parking.

Gardens:

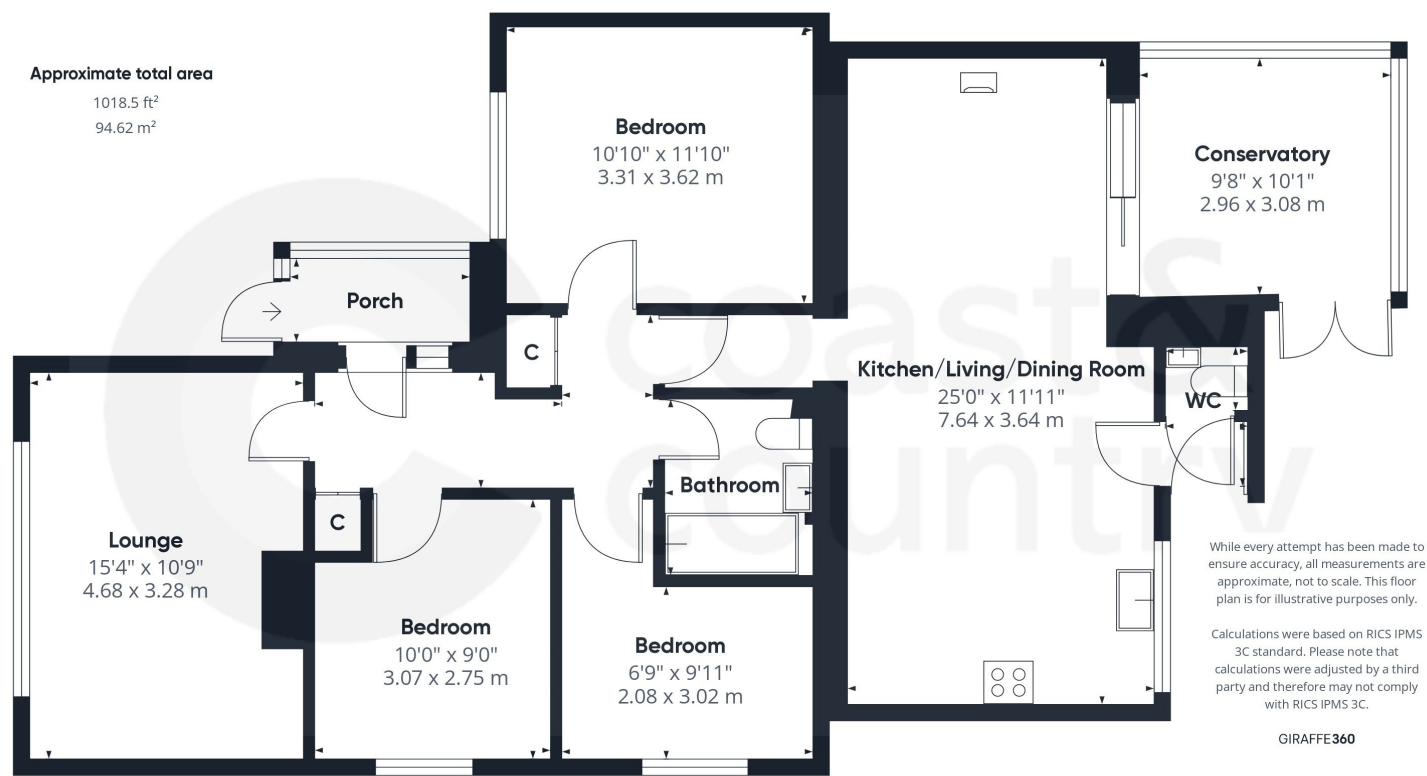
Lovely enclosed plot with mature and private rear garden with lawn raised terrace and inset planting.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road straight through the village and turn left by the village hall, past the school on the left. Take the next turning on the left into Luscombe Close.



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Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.