



Ipplepen

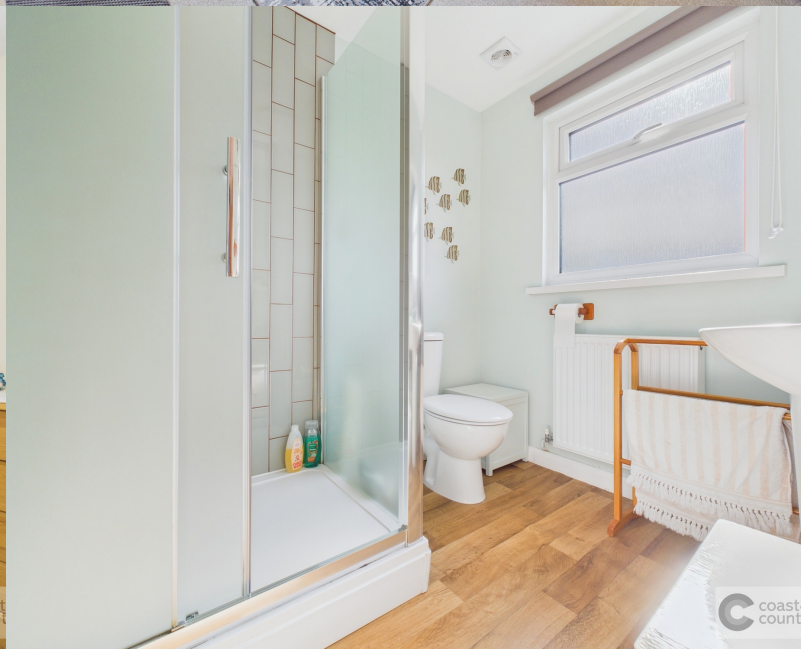
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ENERGY
RATING
C73

- Video Walk-through Available
- Well-Presented Detached Chalet Bungalow
- 4 Bedrooms (1 Ground Floor)
- 1/2 Reception Rooms Offering Versatility
- 2 Shower Rooms
- Conservatory with Raised Decked Terrace
- Off Road Parking
- Cul-de-sac Position
- Sought-After Village Location
- Early Viewings Advised

Guide Price:
£420,000
FREEHOLD

16 Barn Park Close, Ipplepen, Newton Abbot, TQ12 5SZ



1000s of homes sold in Teignbridge

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

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This well-presented detached chalet bungalow has been improved much over recent years now provides a versatile and well-appointed home.

With a lovely south west facing garden which is fully enclosed and offering an excellent level of privacy, the property offers ample parking at the front and side and also has a detached garage.

Occupying a cul-de-sac position within the highly-regarded and well-served village of Ipplepen which is situated around four miles from the market town of Newton Abbot, and five miles from the historic town of Totnes, famous for its bohemian atmosphere.

The village offers a particularly vibrant lifestyle opportunity with many clubs and societies. Local amenities include a popular inn/restaurant, primary school, small supermarket, modern health centre and more.

The Accommodation:

Stepping inside the accommodation is light and airy the front door opening to the hallway with recessed double broom and airing cupboard. From the hall stairs with cupboard under lead up to the first-floor landing with large window flooding both areas with natural light. Off the hall is a double aspect lounge / diner with decorative fireplace. The modern fitted kitchen with integrated oven hob and hood opens to a lovely modern double-glazed conservatory with French doors opening to an adjoining composite decked balcony. Bedroom four is currently being used as a sitting room and, completing the ground floor, is an up to the minute fully tiled shower room with WC and basin.

On the first floor the landing is large enough to accommodate a desk and provide a study area if required. There are three bedrooms on the first floor, two with fitted wardrobes, and a second modern shower room with basin and WC.

Parking:

Driveway parking.

Gardens:

Lovely enclosed plot with secluded south west facing rear garden mainly laid to lawn. Detached garage to the rear, ideal as a store.

Directions:

From Newton Abbot take the A381 towards Totnes. After around 4 miles and just after the petrol station with spar shop and post office take the main right handturn into Ipplepen. Barn Park Close is the first turning on the left.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Main 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 | 73 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 ± 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.