



Ipplepen

2x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- No Upward Chain
- Charming Character Cottage
- 2 Bedrooms
- Lounge with Feature Fireplace

- Modern Kitchen/Diner
- First Floor Bath/Shower Room
- Lovely Cottage Garden
- Village Location
- Early Viewings Advised

Guide Price:
£300,000
FREEHOLD

10 Silver Street, Ipplepen, Newton Abbot, TQ12 5SB



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Situated in the lee of St Andrew's Church in the heart of the village of Ipplepen, is this beautifully presented period cottage.

Seamlessly blending a period feel with modern benefits, the light-filled home has been the subject of much improvement over recent times to include the replacement of the roof covering, a combination boiler and the replacement of the windows and the front door. At the rear is charming cottage-style garden with neatly-tended lawn, all privately enclosed partly by attractive stone walls.

The highly sought-after and well-served village of Ipplepen is located around four miles from the market town of Newton Abbot and five miles from the historic town of Totnes which sits on the banks of the picturesque River Dart and is famous for its bohemian atmosphere. The village offers a most active and vibrant lifestyle opportunity, with many clubs and societies. Village amenities within easy reach include a small supermarket, popular inn/restaurant, primary school, health centre and village hall.

The Accommodation:

Stepping inside the light filled interior has a warm and welcoming feel. A smart composite door opens into a porch with stable door then leading through into the living room which overlooks the front, has a wood burner in a stone fireplace surround, stairs to the first floor and smart timber effect flooring. Across the rear is the kitchen / diner with a selection of modern cabinets, larder cupboard and both a window and wide French doors leading out to the garden.

On the first floor, the part-galleried landing provides access to two double bedrooms and a first-class bathroom with bath and separate shower cabinet.

Gardens:

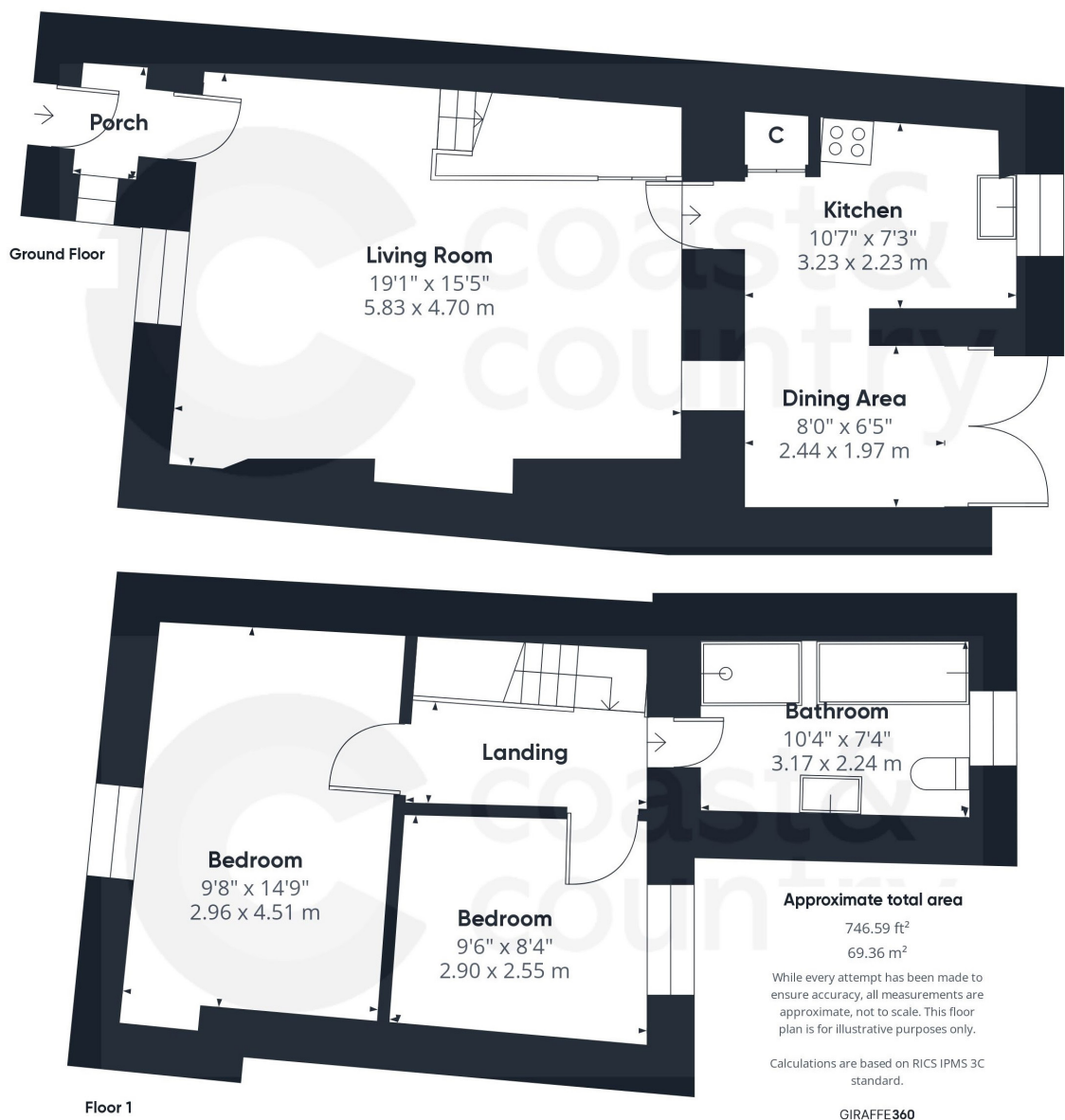
Charming rear garden with gravel areas and neatly tended lawn all privately enclosed partly by attractive stone walls.

Directions:

From Newton Abbot take the A381 Totnes Road towards Totnes. After around 4 miles and after the petrol station on the left take the main turning on the right into Ipplepen (Foredown Road). Follow through the village past the pub and, after the the health centre, follow the road around to the right and the property can be seen on the right.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The property is set within a conservation area.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.