



## Ipplepen

2x  1x 

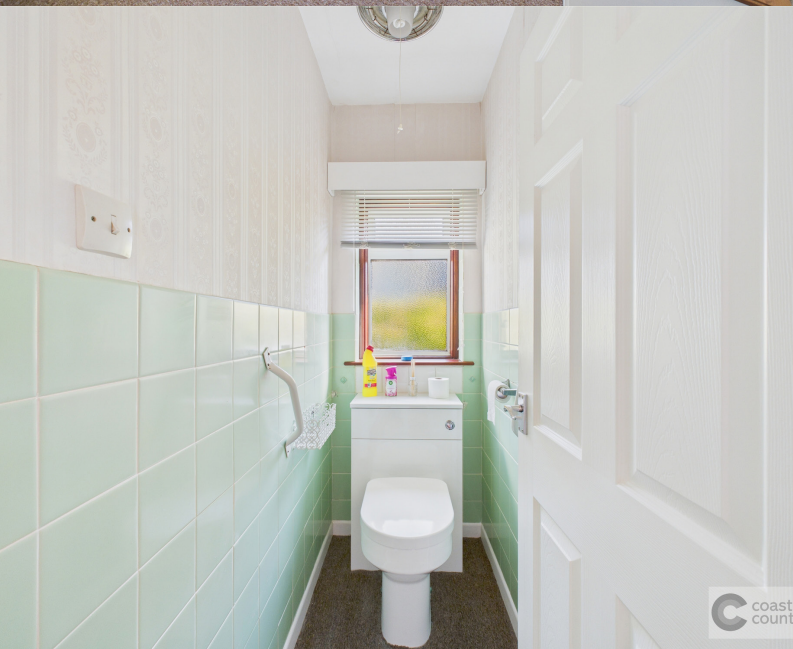
ENERGY  
RATING  
E52

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Lounge, Dining Room and Kitchen
- Shower Room and Additional WC
- Garage and Driveway Parking
- Front and Rear Gardens
- Sought-After Village Location
- 0.2 Miles From Convenience Store

**Guide Price:**  
**OIEO £300,000**  
FREEHOLD



## 4 Mayfair Road, Ipplepen, Newton Abbot, TQ12 5RN



1000s of homes sold in Teignbridge

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



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Situated within the highly-regarded and much sought-after village of Ipplepen is this mature detached bungalow. Occupying a predominantly level and fully enclosed plot the property has a gated front to rear driveway and a detached garage providing ample parking. At the rear, the garden features a summer house and is particularly secluded.

Ipplepen is located around 4 miles from the well served market town of Newton Abbot and around 5 miles from the historic town of Totnes perched on the banks of the river Dart and famous for its bohemian lifestyle. Both towns have main line railway stations and are accessible via a timetabled bus route from the village. Within 400m walk is an excellent range of facilities including the local inn / restaurant, small supermarket, health centre and St Andrews Church. The village offers a vibrant and active lifestyle opportunity with many clubs and societies.

### The Accommodation:

In the same ownership for many years and clearly loved, cherished and well looked after, the property does offer potential for a degree of updating. A spacious reception hallway has updated internal doors opening to all rooms and three separate cupboards off. The cosy sitting room is flooded with light through double aspect windows. The extended kitchen/diner has space for a table and chairs, a selection of cabinets and an electric range cooker, again having double-aspect windows providing natural light and a door opening to the rear garden. There are two double bedrooms, a modern shower room with basin and WC, and completing the picture a further separate WC with white suite.

### Parking:

Detached garage with side door into the garden and gated front to rear driveway for a number of vehicles.

### Gardens:

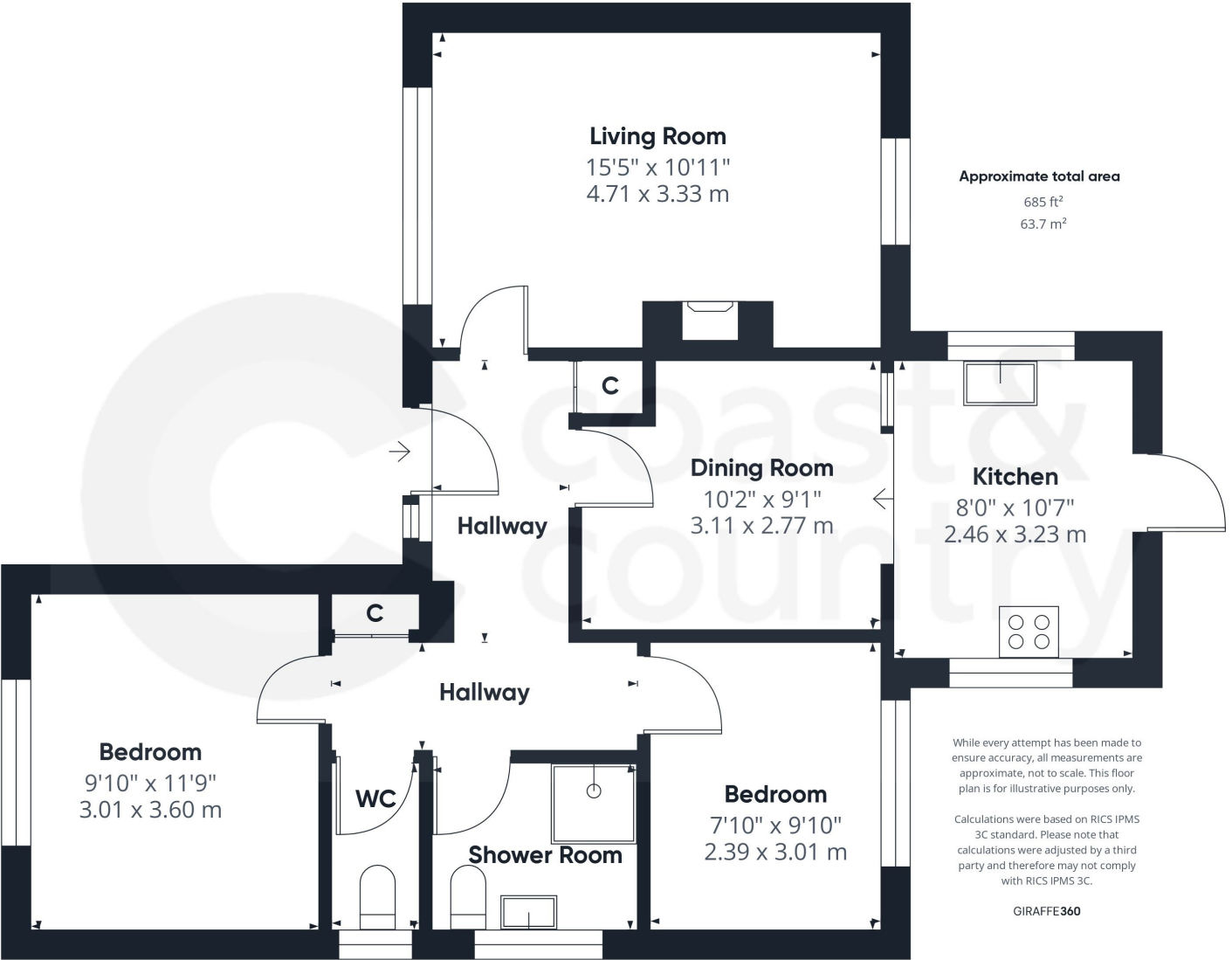
Level and enclosed front and rear gardens the latter with shed and summer house and offering an excellent level of privacy.

### Directions:

From Newton Abbot take the A381 towards Totnes. Just after the cross roads adjacent to the petrol station and post office take the main left hand turn into Ipplepen ( Foredown Road ). Follow the road and take the fourth left turn into Croft Road and then first right into Mayfair Road. The property is at the far end of the road on the left.



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## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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.