



## Ipplepen

3x  1x 

ENERGY  
RATING  
TBC

- Video Walk-through Available
- Charming Terraced Cottage
- 3 Bedrooms (1 in Loft Room)
- Lounge with Feature Fireplace
- Fitted Kitchen/Diner

- Spacious Bathroom with Shower Cabinet
- Front and Rear Gardens
- Full of Character
- Central Village Location

**Guide Price:**  
**£375,000**  
FREEHOLD



## 3 Poplar Terrace, Ipplepen, Newton Abbot, TQ12 5RW



1000s of homes sold in Teignbridge

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



## 3 Poplar Terrace, Ipplepen, Newton Abbot, TQ12 5RW

Located in the very heart of the highly sought-after and well-served village of Ipplepen is this wonderful period house. Just a stone's throw from the local coffee shop, small supermarket and war memorial, the property is well set back from the road behind a stone wall, and has a good-sized and pretty front garden with gated pathway leading down to the front door.

With its own solar panels with a feed in tariff providing an income, the home enjoys some lovely open views from the rear towards fields. The charming rear garden is level with a wide paved terrace and neatly tended lawn.

Ipplepen is a coveted village with a vibrant lifestyle opportunity being home to many clubs and societies. Within easy reach is the local inn, modern health centre and ancient church. The village is located around 4 miles from the market town of Newton Abbot and around 5 miles from the historic town of Totnes both of which are accessible via a time tabled bus service from the village.

### The Accommodation:

Stepping inside, the accommodation is individual and characterful. A good-sized hallway has a tiled floor, stairs to the first floor and brace and latch wooden doors opening to ground floor rooms. Overlooking the front is a cosy sitting room with window seat and wood burning stove in a feature fireplace. At the rear with French doors to the garden is a well-appointed kitchen/diner with a selection of modern cabinets.

On the first floor are two double bedrooms, one overlooking the front the other the rear, both with fitted wardrobes. There is also a modern bathroom on this level with both a bath and separate shower cabinet.

From the first-floor landing, a door opens to a lobby area which could provide a study area from where stairs rise up to bedroom three which has Velux roof lights and under eaves storage space.

### Gardens:

Charming level front and rear gardens all fully enclosed, the rear providing a lovely space for summer dining.

### Directions:

From Newton Abbot take the A381 towards Totnes. After around 4 miles and just after the petrol station and post office take the main right hand turn into Ipplepen. Follow the road into the centre of the village and the property will be found on the right opposite the war memorial.



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## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity. Owned solar panels.

There exists a right of way across the rear path for a neighbouring property to put out their bins etc which is very common in a property of this ilk.

There is a historic loft bedroom, but due to the age of the property it is unlikely to comply with current building regulations.

The property is located in a conservation area.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

**The EPC for this property has been ordered and will be added as soon as it is available.**

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.