



## Ipplepen

2x  1x 

ENERGY  
RATING  
D68

- Video Walk-through Available
- Smart Semi-Detached Bungalow
- 2 Bedrooms
- Lounge and Extended Kitchen/Diner
- Modern Shower Room

- Garage and Driveway Parking
- Front and Rear Gardens
- Cul-de-sac Position
- Sought-After Village
- Early Viewings Advised

**Guide Price:**  
**£310,000**  
FREEHOLD

# 11 Ledsgrove, Ipplepen, Newton Abbot, TQ12 5QY



1000s of homes sold in Teignbridge

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

# 11 Ledsgrove, Ipplepen, Newton Abbot, TQ12 5QY

A lovely semi-detached bungalow situated in a popular residential location within the desirable village of Ipplepen. The bungalow has been extended and offers spacious and well-presented accommodation. Gas central heating and uPVC double glazing are installed and outside there are generous level gardens, driveway and a large single garage. The bungalow will appeal to a wide range of buyers and viewings come highly recommended to appreciate the location and accommodation on offer.

Ipplepen is a highly sought-after village and boasts a small supermarket, post office, health centre, public house /restaurant, two churches, a primary school, tennis courts and bowling green and a children's play area. The village is situated partway between the market town of Newton Abbot and historic castle town of Totnes, both of which offer a wider range of amenities and can be reached via a timetabled bus service from the village.

## The Accommodation:

A UPVC hardwood effect part decorative obscure double glazed entrance door leads to the entrance hallway with access to loft. The lounge has a large window with outlook to front. The kitchen/breakfast room is a spacious room, having been extended, and is fitted with a modern range of wall and base units with work surfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob, spaces for fridge/freezer and washing machine, wall mounted gas boiler, larder cupboard and further storage cupboard, windows to side and rear and French doors opening to the garden. Bedroom one has a window to front and bedroom two which has been extended is a spacious room with windows to rear and side. The shower room has a shower cubicle, low-level WC, pedestal wash basin, heated towel rail and window.

## Parking:

Outside to the front there is a driveway providing ample off-road parking leading to an extended single garage, which has been extended and is of a good length with metal up and over door and courtesy door to side.

## Gardens:

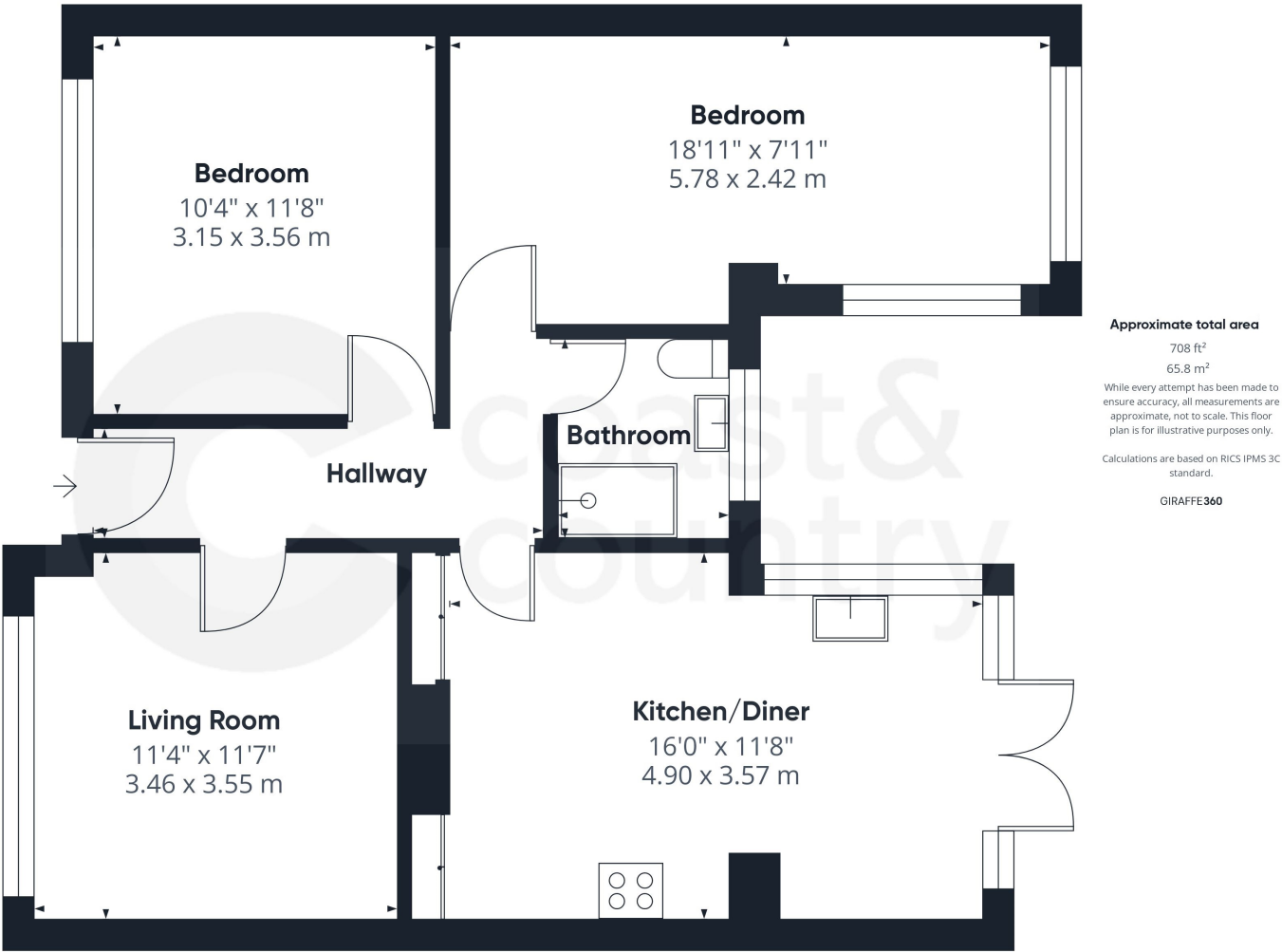
The front garden is mainly laid to lawn with path to front door. The rear garden is a generous size with a large paved patio and level lawn with shrub borders and a covered paved area at rear of garage.

## Directions:

From Newton Abbot take the A381 Totnes Road. Continue straight ahead at the Ogwell Roundabout and follow the road past Dainton Golf Course and Fermoys. Take the main turning right into the village (Foredown Road). Take the second left into Cooke Drive. Bear left into Ledsgrove.



1 1 Ledsgrove, Ipplepen, Newton Abbot, TQ12 5QY



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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  $\pm$  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.