



Ipplepen

2x  1x 

ENERGY
RATING
D61

- Video Walk-through Available
- Beautifully Presented Throughout
- Detached Bungalow
- 2 Double Bedrooms
- Lounge & Kitchen

- Modern Bathroom
- Front and Rear Gardens
- Garage and Driveway
- Village Cul-de-sac Position
- No Upward Chain

Guide Price:
£335,000
FREEHOLD

49 Luscombe Close, Ipplepen, Newton Abbot, TQ12 5QJ



1000s of homes sold in Teignbridge

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

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A mature detached bungalow offering smartly presented accommodation situated in a tucked away and well-established cul-de-sac within the desirable and well served village of Ipplepen. Superbly maintained over the years, the property occupies a privately enclosed plot with pretty lawned front garden with colourful planting, whilst at the rear is a wide decked terrace across the back of the property ideal for summer dining with a few steps leading down to a neatly-tended level lawn. A gated driveway to one side provides plenty of parking and leads down to a single garage.

The property is situated around 5 miles from the historic town of Totnes perched on the banks of the River Dart and famous for its bohemian atmosphere, and around 4 miles from the market town of Newton Abbot; both of which have mainline railway stations and can be accessed via a timetabled bus route from the village. Ipplepen offers a vibrant lifestyle opportunity for residents with many clubs and societies. Within around 500m walk from the home is an extensive selection of amenities to include: a modern health centre, ancient church, excellent pub/restaurant, small supermarket, coffee shop, bowling club. Tennis courts, play park and primary school.

The Accommodation:

Inside the accommodation is immaculate with plenty of natural light. An entrance hallway has two fitted cupboards and provides access to all of the rooms. Overlooking the front through a picture window is the living room. At the side is the fitted kitchen with selection of cabinets, sink and door to the driveway. There are two double bedrooms and, completing the picture, is the bathroom with modern white suite.

Parking:

Single garage and gated driveway.

Gardens:

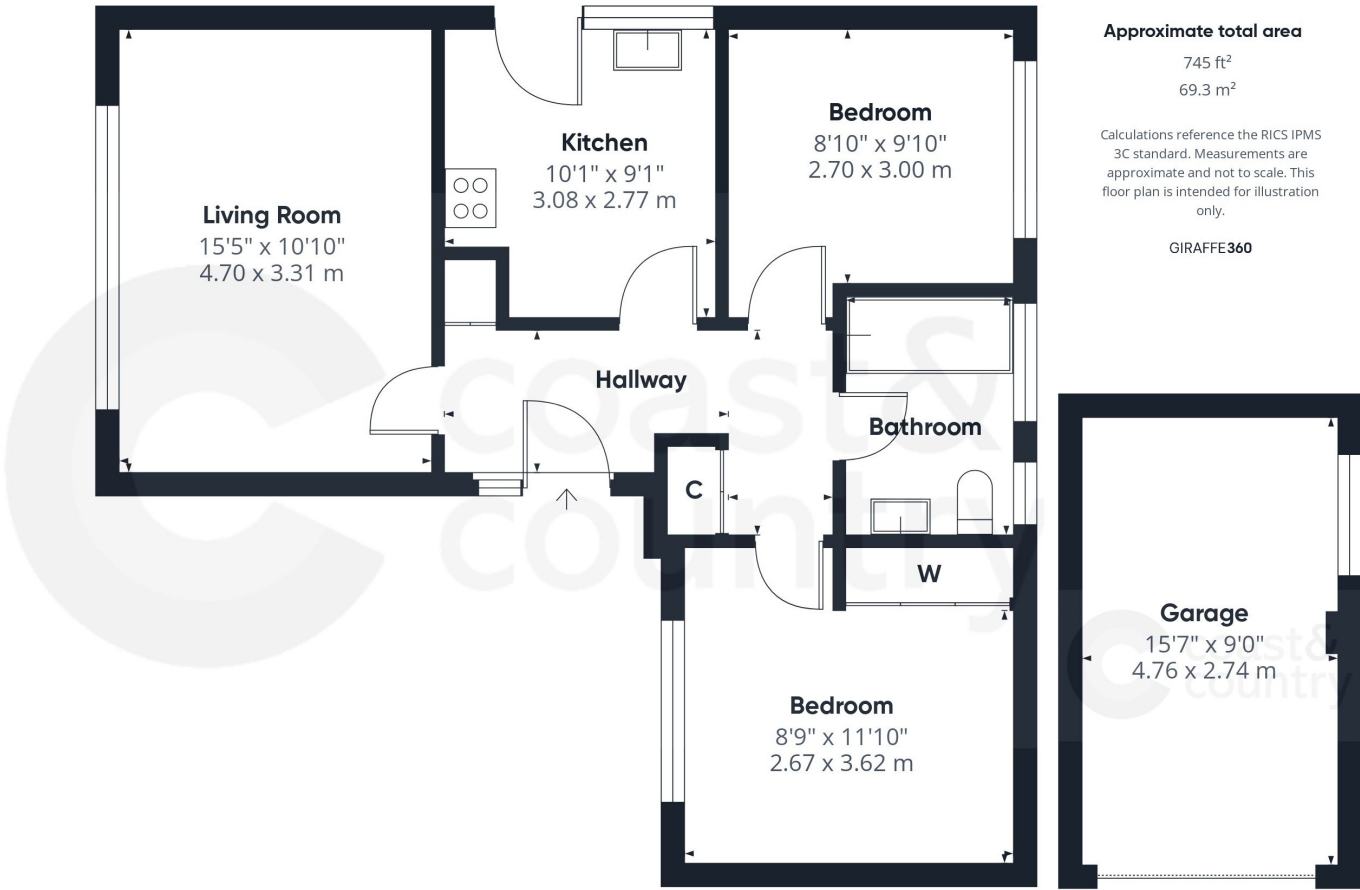
Lovely enclosed plot with secluded rear garden featuring a wide decked terrace and neatly tended lawn.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road straight through the village and turn left by the village hall, past the school on the left. Take the next turning on the left into Luscombe Close.



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Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains electricity. Mains gas.
The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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.