



Ipplepen

4x  2x 

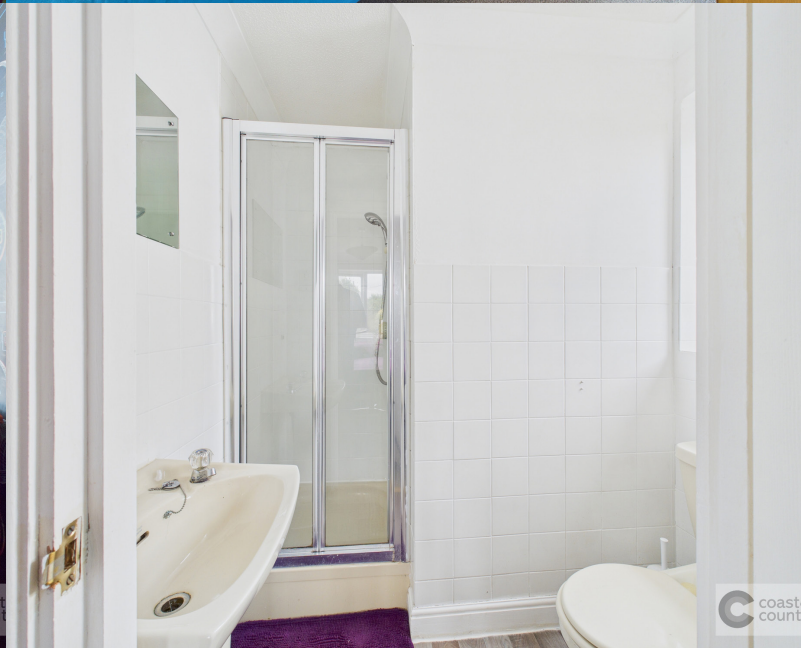
ENERGY RATING
E52

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms (1 en-suite)
- Open Plan Lounge and Dining Room
- Modern Kitchen

- Family Bathroom and Ground Floor WC
- Gardens on Three Sides
- Driveway and Single Garage
- Sought-After Village
- Well-Proportioned Accommodation

Guide Price:
£350,000
FREEHOLD

31 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ



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Offering excellent value for money this detached house is located in the highly sought-after and well served village of Ipplepen. With attractive face brick external elevations, the house occupies a privately enclosed plot with lawned garden, paved terrace and ancient stone wall. Opposite the main entrance is a garage and driveway providing the parking.

Ipplepen is located around 4 miles from the market town of Newton Abbot and 5 miles from the historic town of Totnes, famous for its bohemian atmosphere. Both towns having an excellent range of shops, businesses, restaurants, and mainline railway stations. Within 500m walk or so is a comprehensive range of amenities including a small supermarket, primary school, pub/restaurant, health centre, café and village hall. The village offers a vibrant lifestyle opportunity with many clubs and societies.

The Accommodation:

Stepping inside, the accommodation offers plenty of light and is presented over two floors. A spacious hallway has a cloakroom/WC off and provides access to a kitchen with selection of cabinets and feature window overlooking the front with deep sill. At the rear is a good-sized double-aspect L-shaped lounge/diner with modern wood burner and patio doors to the rear garden.

On the first floor, a spacious landing provides access to four bedrooms, the principal with an en-suite shower room with WC and basin, and completing the picture is a family bathroom.

Parking:

Garage and driveway.

Gardens:

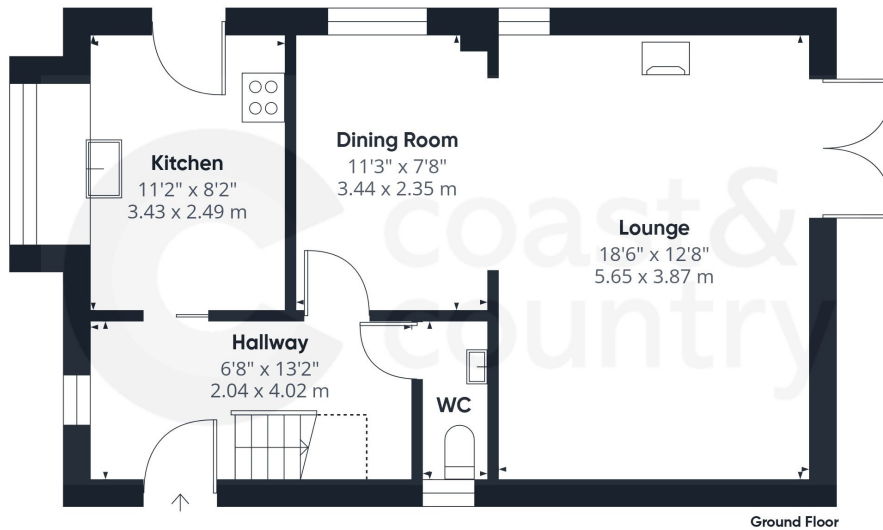
Fully enclosed plot with lawn and patio gardens mainly to one side and the rear.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross (Foredown Road). Follow the road straight through the village and then turn left opposite the Wellington Inn into Clampitt Road. Take the second left into Crokers Way.



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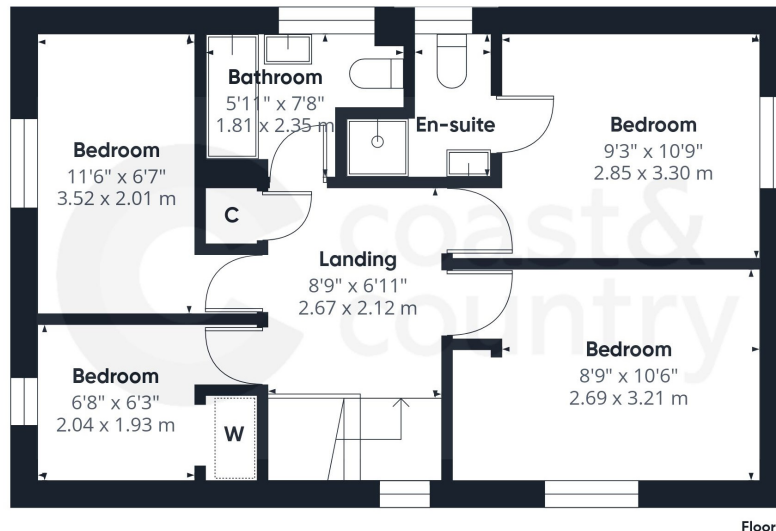


Approximate total area

1004 ft²
93.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band D

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		
69-80	C		78 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 ± 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.