





## Ipplepen

- Video Walk-through Available
- No Upward Chain
- Mature Detached Bungalow
- 2 Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room and Utility
- Wet Room-Style Shower Room
- Driveway and Large Single Garage
- Good-Sized Gardens
- Sought-After Village

 2x  1x 

 ENERGY  
 RATING  
 D58

**Guide Price:  
 £340,000**  
 FREEHOLD

# 5 Orchard Drive, Ipplepen, Newton Abbot, TQ12 5QP



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This mature detached bungalow enjoys a delightful position set well back from the road, in a generous and privately enclosed plot within the sought-after and well-served village of Ipplepen. The property has clearly been loved and cared for over the years, offering comfortable accommodation complemented by attractive gardens, ample parking, and a garage.

The thriving village of Ipplepen offers a vibrant community with a wealth of amenities including a small supermarket, modern health centre, popular pub/restaurant, primary school, sports field, village hall, tennis courts, bowls club, and coffee shop – all within just a short walk.

The nearby market town of Newton Abbot (approx. 4 miles) and historic Totnes (approx. 5 miles) both offer mainline railway stations and a wider range of shopping, leisure, and cultural facilities, as well as regular bus services connecting the village to these towns.

## **The Accommodation:**

An enclosed porch opens to a welcoming reception hallway with built-in storage. The light and spacious lounge enjoys a large picture window overlooking the front garden, with a feature decorative tiled fireplace providing a charming focal point.

At the rear, the kitchen is fitted with a range of matching cabinets and benefits from an open aspect over the garden. A separate utility room, a later addition to the property, provides excellent additional space and has direct access to the rear garden.

There are two well-proportioned double bedrooms, both tastefully presented, and a modern wet room style shower room completes the accommodation.

## **Parking:**

The property is approached via a gated driveway providing ample off-road parking and access to the attached garage, which also benefits from a pedestrian door to the garden.

## **Gardens:**

The gardens are a particular feature of the property, with a well-tended and established rear garden offering privacy and maturity, ideal for relaxation or entertaining.

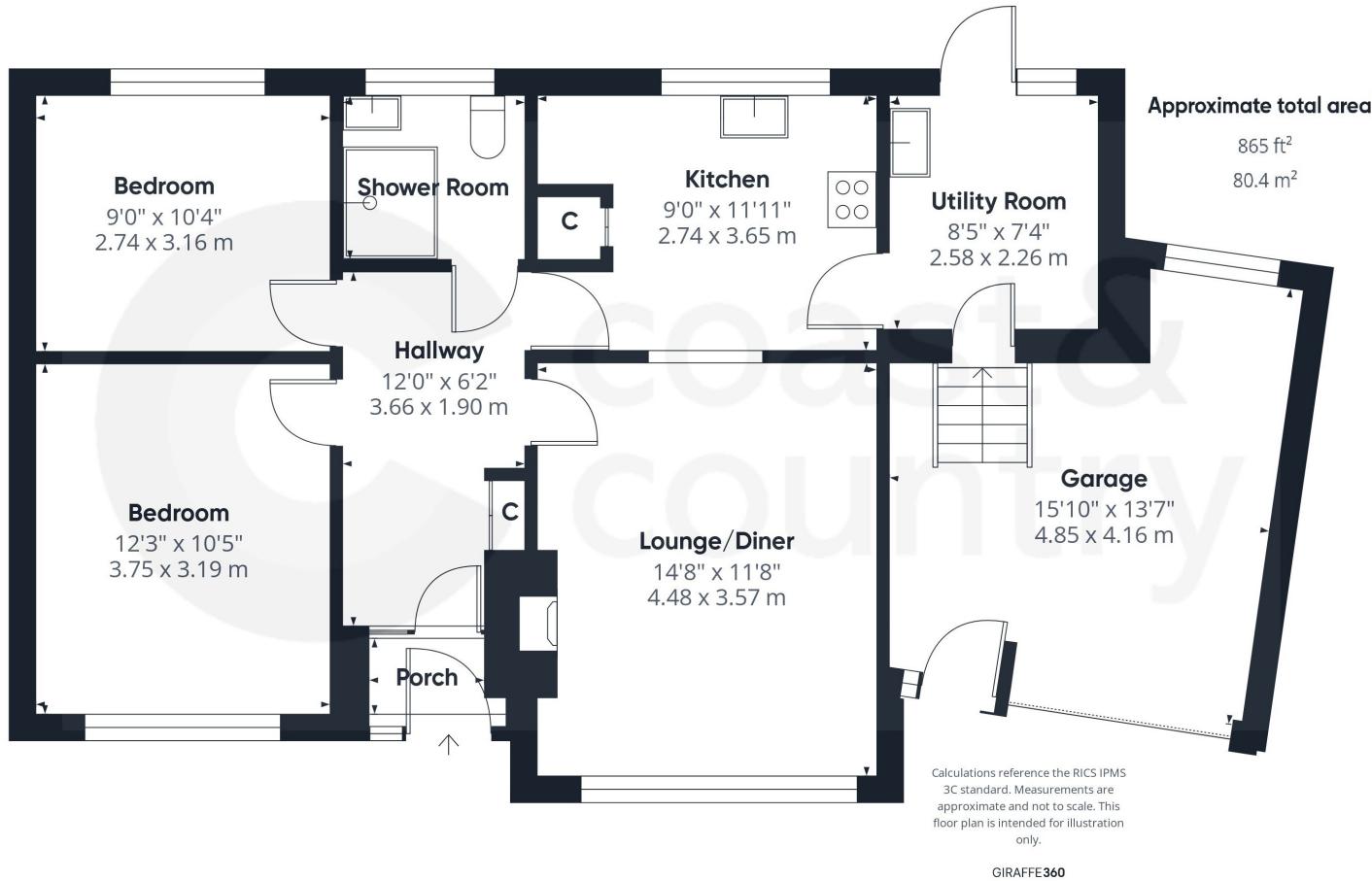
## **Summary:**

This appealing bungalow represents an excellent opportunity to purchase a well-maintained home in a highly desirable village, combining convenience with a strong sense of community.

## **Directions:**

From Newton Abbot take the A381 Totnes Road towards Totnes. After around 4 miles and after passing the petrol station on the left and the main turning for Ipplepen on the right take the next right at the Toll House into Clampitt Road. Orchard Drive is the second turning on the right.





#### Agents Notes:

Council Tax: Currently Band C

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		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is not 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 of 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.