



Ipplepen

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ENERGY
RATING
TBC

- Virtual Tour Available
- Character Cottage
- 2 Bedrooms
- Living & Dining Space

- Kitchen and Bathroom
- Village Location
- Ideal First Home or Buy to Let
- Council Tax: Band B

Guide Price:
£185,000
FREEHOLD

6 Bridge Street, Ipplepen, Newton Abbot, TQ12 5SE

Situated within the ever-popular village of Ipplepen, this two-bedroom mid-terraced period cottage is brimming with character and offers the opportunity to enjoy village living on a budget.

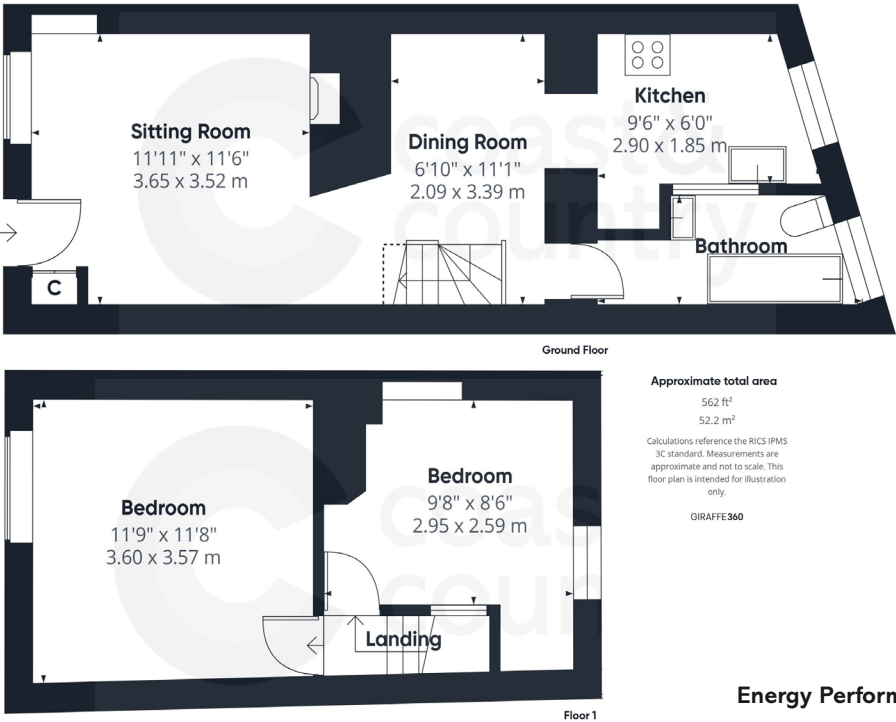
The village of Ipplepen is located around four miles from the market town of Newton Abbot and around five miles from the historic town of Totnes, set on the banks of the River Dart and famous for its bohemian atmosphere. Both of these towns have main line railway stations and excellent schools, leisure, shopping, and business facilities. The village offers a vibrant and active lifestyle opportunity with many clubs and societies. Within easy reach of the property is a small supermarket, popular inn/restaurant, health centre, primary school, church and tennis courts.

Accommodation:

The living space is divided into sitting and dining areas by an impressive stone hearth and chimney breast, with kitchen and bathroom at the rear of the ground floor, and a staircase leading from the dining area to the first floor. The main bedroom is a double which overlooks the street and features a small window seat. The second bedroom is smaller, features an alcove with shelving and a deep-silled window, through which access can be gained to a decked roof terrace area and skylight to the kitchen. Many character features run throughout the property, such as exposed beams and wooden floors, with in-keeping touches such as a roll-top bath and Belfast sink.

Directions:

From Newton Abbot take the A381 Totnes Road towards Ipplepen. After around 4 miles take the main turning on the right into Ipplepen. Follow the road towards the village centre and the property can be found on the left.



Agents Notes:

- Council Tax: Currently Band B
- Tenure: Freehold
- Mains water, Mains gas. Mains electricity. Mains drainage.
- This property is located in a conservation area.
- The roof terrace is accessed only through a standard height window in the second bedroom.

Floor Plans - For Illustrative Purposes Only

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 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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		