



SIMPLY GREEN

Bowden Road,
Ipplpen

Offered to the market with no onward chain is this semi detached 3 bedroom property in the highly popular village of Ipplepen.

The property offers versatile and spacious accommodation throughout and is located on a generously sized plot, offering ample parking and an attached garage. An internal viewing is highly recommended.

The property is only a short distance from the centre of the sought after village of Ipplepen and its extensive range of amenities including; a small supermarket, post office, primary school, two churches, public house, medical centre, sports field/play park and village hall.

Ipplepen supports a vibrant social scene with many clubs and societies for those wanting to get involved. Just outside the village is the well regarded Fermoy's Garden Centre and Dainton Golf Club. Ipplepen is located partway between the ancient town of Totnes and the market town of Newton Abbot, both with mainline railway stations to London Paddington and the north of England.

Accommodation

A covered porch with a uPVC obscured double glazed door and window leading to the entrance hallway with a staircase rising to the first floor, understairs cupboards and doors to principal rooms.

From the hallway, it continues to a generously sized lounge/diner with a uPVC double glazed window to the front aspect and a fitted feature fireplace. The dining area has enough space for a table and chairs to entertain family and friends with a set of uPVC double glazed French patio doors leading to the rear garden. The accommodation continues to a modern kitchen with a uPVC double glazed window to the rear aspect overlooking the attractive rear garden with stainless steel, single drainer one and a half bowl sink inset with a range of modern matching high gloss base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a stainless steel four ring gas hob with an extractor hood above and an integrated electric oven below, a fridge/freezer and a dishwasher. There is also a built-in cupboard with fitted shelving.

A wooden obscure glazed door leads into a utility area with fitted base cupboards and worktop, plumbing for a washing machine and space for a tumble dryer. A sliding door leads to the attached single garage with power and up and over door.

From the rear of the utility, a door flows through to a rear porch with a uPVC double window, tap and a uPVC obscure double glazed door to the rear garden.

First floor accommodation

Landing with a uPVC double glazed window, access to insulated loft space and doors to principal rooms. The property benefits, three bedrooms. The master bedroom is to the front of the property with a uPVC double glazed window overlooking the village of Ipplepen, the church and the surrounding countryside. The master bedroom has the added benefit of a full width, built-in wardrobe suite.

The second bedroom is found to the rear of the property and is also double in size with a uPVC double glazed window overlooking the rear garden and wardrobe with hanging space.

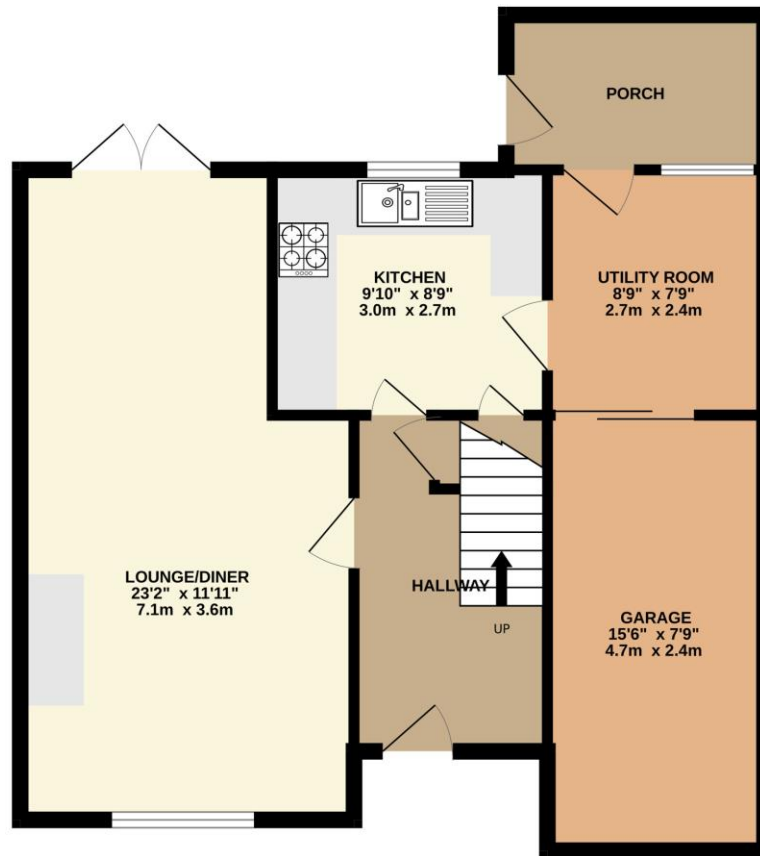
The third bedroom is a generously sized single room with a uPVC double glazed window. The accommodation concludes with a refitted modern family bathroom, offering a uPVC obscured double glazed window, part tiled walls, panelled bath with electric shower, pedestal wash hand basin and WC.



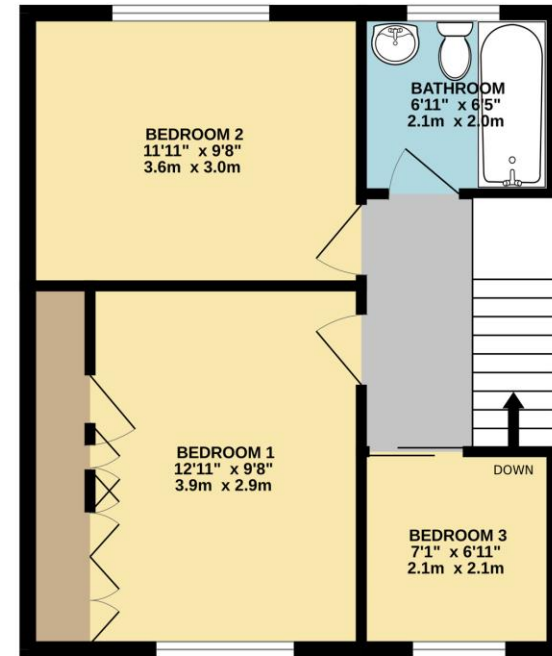


Floorplan

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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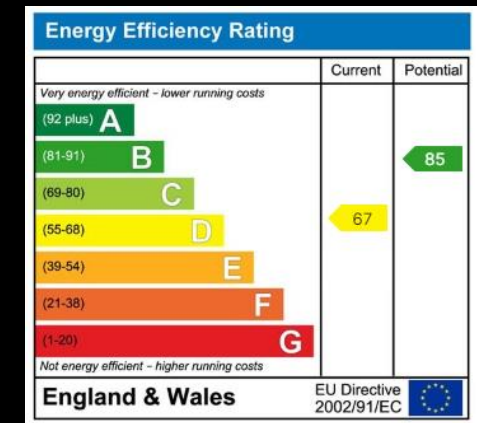


**TENURE: Freehold
COUNCIL TAX BAND C**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is an expanse of lawned gardens with bordering flowerbeds incorporating attractive plants and shrubbery. A hard standing driveway provides parking with access to the attached single garage via an up and over door. The rear garden is laid to a generously sized lawned garden with bordering timber fencing and flowerbeds incorporating mature shrubbery and attractive plants. The first part is laid to a stone chipped appearance with access to the lounge/diner via a set of uPVC double glazed French patio doors with a uPVC double glazed door into the rear porch. A path continues to the lawned garden which continues to the rear, where a raised-level paved patio can be found.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET