

SIMPLY GREEN

Ploughman's Cottage,
Ipplepen



Offered to the market with no onward chain is this 3 bedroom cottage situated within the village of Ipplepen close to the village amenities.

An internal viewing is highly recommended.

The property is in 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.

A charming end of terrace, character cottage with three bedrooms and a roof garden located in a quiet position a short walk from the local shops in the popular village of Ipplepen.

Inside, it is beautifully presented with neutral décor throughout and plenty of character including exposed stone walls, feeling warm and welcoming with gas central heating.

A wooden and glazed door with external lighting opens into the open plan living/dining area with a characterful fireplace ready for a wood burner. There are exposed beams, space for a table and chairs, a window to the front and rear and useful fitted shelving. This area flows through to a fitted kitchen with built in appliances and a staircase to the first floor. A door leads into a downstairs cloakroom/utility room with a WC and basin.

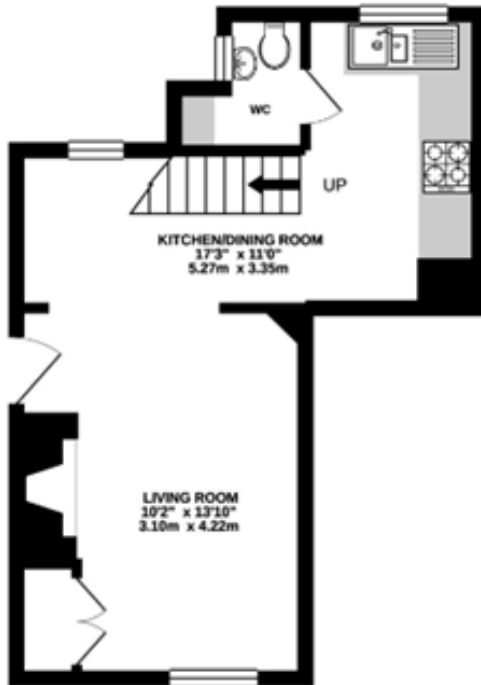
Upstairs, there are two bedrooms, one being a good sized double with a window to the front and fitted wardrobe and chest of drawer, the second bedroom is single in sized and also benefits from a built in wardrobe with a window to the rear. The landing has a rear window, two built in storage cupboards and gives access to the family bathroom. From the landing, a staircase rises to the second floor offering a third bedroom which is double in size and has patio doors leading to the roof garden.



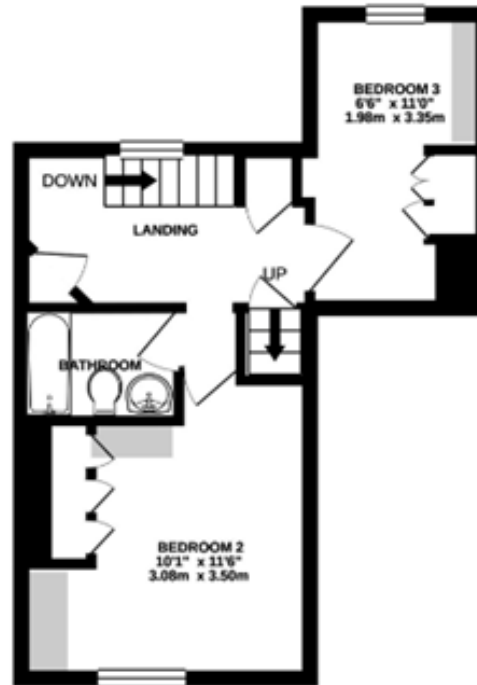


Floorplan

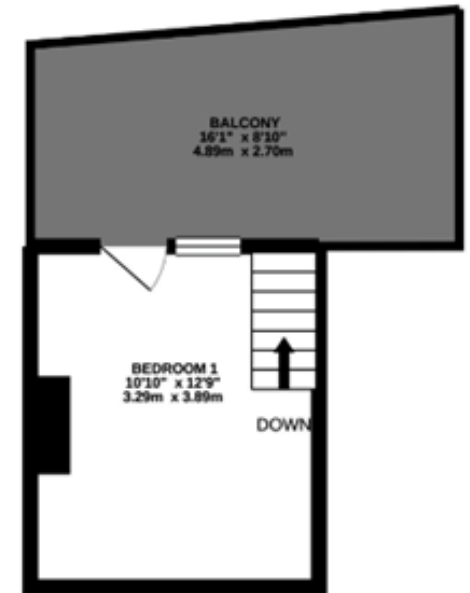
GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR
133 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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Outside

The roof garden offers delightful views over the village, is bordered by rails, and has a timber decked patio area. To the front of the property, on road parking can be found.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right at Causeway Cross towards the village (Foredown Road). Follow the road for some distance heading towards the village centre where the property will be found on the left hand side.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

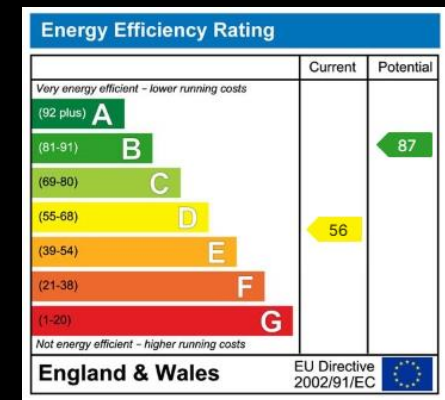
Teignbridge District Council

TENURE: Freehold hold
COUNCIL TAX BAND ?

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.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET