

SIMPLY GREEN

Brook Road

Ipplepen



3 BEDROOM SEMI DETACHED

- ◆NO ONWARD CHAIN
- ◆NEW BOILER, FULL REWIRE & DOUBLE GLAZING
- ◆OPEN PLAN LOUNGE DINING ROOM
- ◆THREE GOOD SIZED BEDROOMS
- ◆SEMI DETACHED HOUSE
- ◆OFF ROAD PARKING
- ◆LOW MAINTENANCE GARDENS
- ◆STUNNING KITCHEN SUITE WITH INTEGRATED APPLIANCES
- ◆TURN KEY HOME
- ◆TENURE - FREEHOLD

With No Onward Chain, this stunning 3 bedroom semi detached home has undergone a fantastic transformation and has been refurbished to a high standard throughout. Nestled within a quiet Cul De Sac location, in the highly regarded village of Ipplepen. With a new boiler and full rewire, new double glazing and a complete renovation throughout, with accommodation boasting a lounge, dining room and new kitchen suite. With three good sized bedrooms to the first floor and a modern bathroom suite. This turn key home would make a fantastic family home, with off road parking to the front and low maintenance gardens. Viewing comes highly recommended to appreciate the quality on offer!

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

Composite door with obscure glass panels, opening into entrance hallway with tiled flooring and central heating radiator. Smoke alarm and inset spotlights. Brushed chrome sockets and switches. Stairs rising to the first floor and door opening into.

Lounge

Comprising of new carpet to floor, UPVC double glazed window to the front, brushed chrome sockets and switches, with TV and Wifi points. Feature electric fireplace with marble hearth and surround. Understair storage cupboard housing the new consumer unit and boiler.

Door to Kitchen and opening leading into Dining Room. A bright dining room, with porcelain tiles to floor, brushed chrome sockets and central heating radiator. With UPVC double glazed French Doors opening into the rear gardens, with double glazed windows either side.

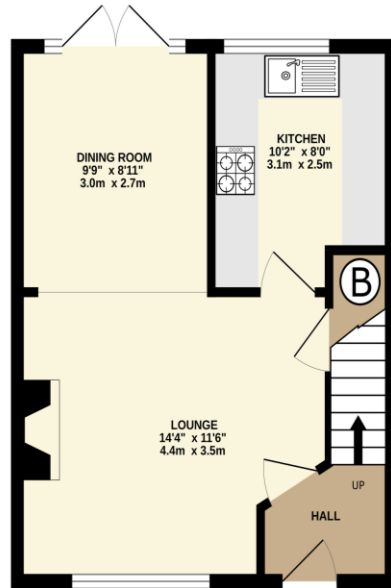
To the Kitchen, this brand new suite boasts a range of soft close wall and base units, Scandinavian style double draw units with five ring hob over, with extractor fan. Undermounted sink and a half, with mixer tap. Integrated washing machine, dishwasher, fridge freezer and eye level cooker and grill. With solid quartz worktops and tiles splashbacks. Inset spotlights to ceiling, laminate to flooring, smoke alarm and central heating radiator. UPVC double glazed window to the rear, overlooking the well presented rear gardens.

First floor accommodation

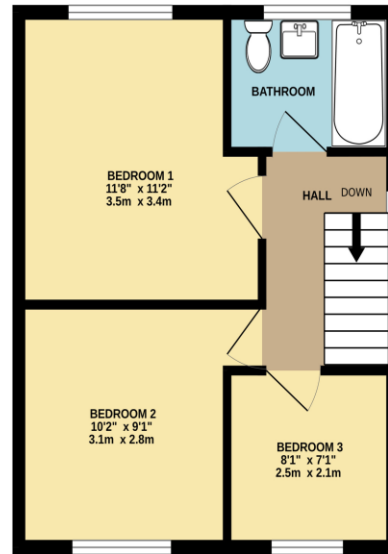
Stairs rising to the landing, with UPVC double glazed obscure glass window to the side. Brushed chrome socket and switches. Smoke alarm and access to the loft. Doors leading to the bedrooms, with UPVC double glazed windows, central heating radiators and brushed chrome sockets, switches and TV points in every room. Complete with a stunning bathroom suite, a white three piece suite comprises a panelled bath with mixer tap and shower over, with glass screen. Low level WC and wash basin inset into vanity unit, with mixer tap and storage below. Tiling to surround and flooring, inset spotlights to ceiling, extractor fan and UPVC double glazed obscure glass window to the rear.



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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

To the front of the property there is off road parking for multiple cars, with gravel driveway. Enclosed with new fencing and mature shrubs to border. Outside light to the front and side access gate leading to side storage and patio pathway to the rear.

With beautiful south facing, low maintenance gardens. The rear gardens are accessible off of the dining room, with level patio courtyard seating area, patio pathway with gravel border leading to a decked area. With railway sleepers to surround and step onto a level lawn area. With a sun trap composite decked area to finish.

EPC: C

COUNCIL TAX BAND: C

TENURE: FREEHOLD

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.



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