



SIMPLY GREEN

Longlands, Totnes
Road
TQ12 4NQ

5 BEDROOM DETACHED

- ◆ Detached Bungalow
- ◆ 5 Ample Sized Bedrooms
- ◆ Large Plot
- ◆ Parking w/ Car Port & Garage
- ◆ Gated Driveway
- ◆ Modernised Throughout
- ◆ Principle Bedroom w/ Ensuite
- ◆ Landscaped Gardens
- ◆ Open Plan Kitchen/Diner
- ◆ Village Location

This beautifully presented five-bedroom detached bungalow has been tastefully modernised throughout, offering spacious and versatile living. The ground floor features a formal lounge, a contemporary kitchen/diner, a second reception room, family bathroom and three generously sized bedrooms. The first floor hosts two further well-proportioned bedrooms, including a spacious principal suite with a built-in wardrobe and a luxurious en-suite bathroom, complete with a spa-style shower, dual wash basins, and WC. Externally, the property benefits from a gated driveway, carport, and garage, providing ample off-road parking. The gardens have been professionally landscaped, creating an attractive and low-maintenance outdoor space. This property combines modern living with thoughtful design, ideal for families or those seeking flexible accommodation.



Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to all principal rooms. The formal lounge has been tastefully modernised, featuring a striking panelled feature wall, ideal for an entertainment setup. A recently installed log burner adds warmth and character, while a large window floods the room with natural light, enhancing its generous proportions.

The modern kitchen/diner showcases high-gloss grey cabinetry, paired with a sleek black marble-effect worktop, offering ample storage and workspace. Integrated appliances, an electric hob, and a matte black sink and tap contribute to the contemporary design. A well-proportioned island with a breakfast bar provides an ideal setting for informal dining. The adjoining dining area is bright and spacious, with access to the garage and the second reception room, currently used as a games room. Wide French doors open onto the decked outdoor area—perfect for entertaining.

The ground floor accommodates three well-sized bedrooms, each with large windows and easy access to the stylish family bathroom. One of the rooms, currently used as a dressing room, adds versatility to the layout.

First Floor Accommodation

Ascending to the first floor, you are welcomed onto a spacious landing that provides access to both bedrooms, as well as convenient walk-in access to the loft storage areas. The principal bedroom is generously proportioned, offering ample space and comfort. It features built-in wardrobes, two large windows that fill the room with natural light, and a beautifully appointed en-suite bathroom complete with WC, dual wash basins, and a luxurious spa-style shower. The second bedroom is also well-sized—ideal as a guest room or additional family accommodation—and benefits from access to further loft storage, adding to the home's practicality.



External Features

Access to the property is via private gates that open onto a spacious driveway, offering both privacy and security. The front garden is beautifully landscaped and framed by mature trees, creating a serene and secluded setting. The driveway combines concrete and gravel finishes, providing ample parking space. To the right of the property is a covered carport leading to a generous garage, ideal for additional storage or secure parking. A pathway to the left of the home leads to the expansive rear garden. This outdoor space begins with a large decked area positioned just off the kitchen—perfect for al fresco dining and entertaining. The garden extends into a substantial L-shaped lawn, offering plenty of space for family enjoyment. A fenced-off section has been thoughtfully designed as a plant garden, adding both charm and practicality. Completing the outdoor space is a well-positioned outbuilding with a seating area, enhancing the garden's appeal as a relaxing retreat.

Location

The highly sought-after village of Ipplepen is ideally situated between the bustling market town of Newton Abbot and the historic town of Totnes, both of which offer a comprehensive range of amenities, including excellent schools, a variety of shops, and mainline railway stations providing convenient transport links. Ipplepen itself boasts a vibrant and welcoming community, enriched by a variety of clubs, societies, and local events. Village amenities include a well-stocked convenience store, a popular public house, a health centre, a parish church, and a well-regarded primary school — making it a desirable location for families and individuals alike.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage

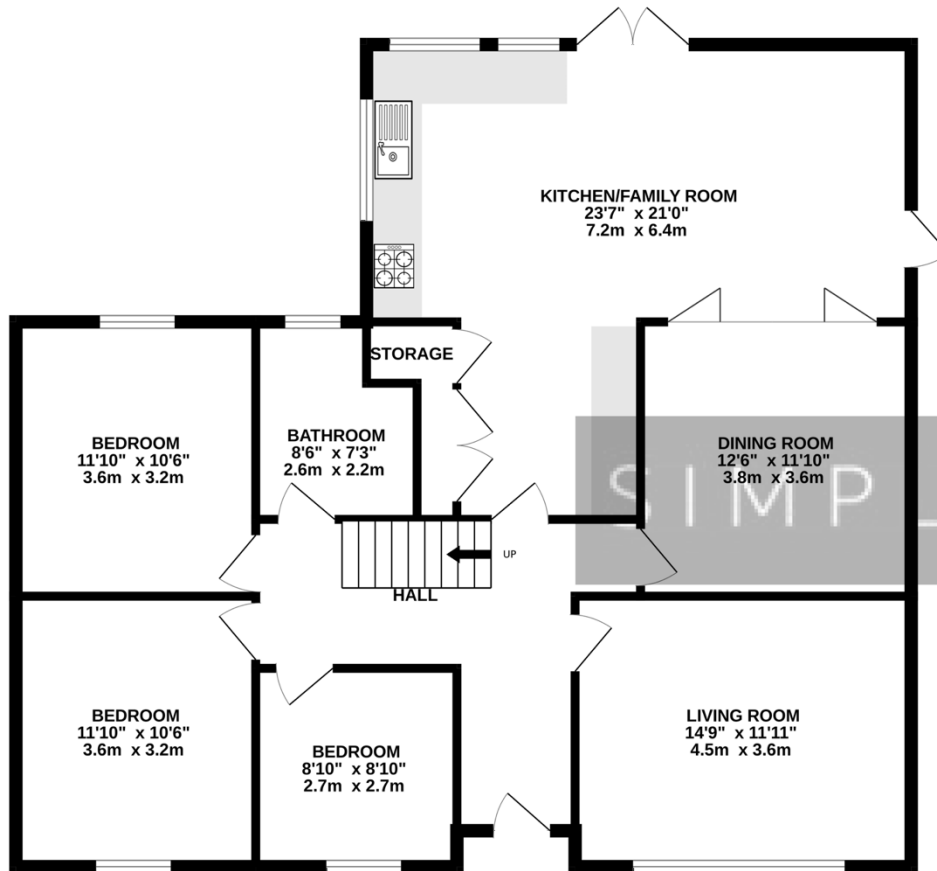
Local Authority

Teignbridge District Council

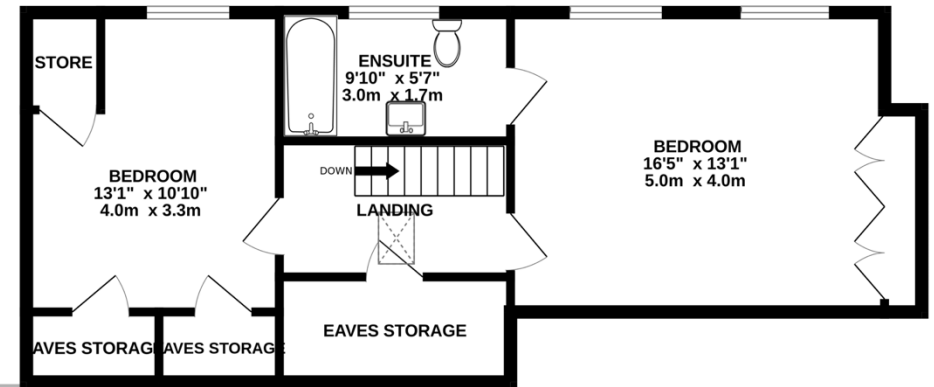


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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AND

**1 FOR A LOCAL SOLICITOR
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