



RE/MAX

PROPERTY HUB



3 Bowden Road, Newton Abbot, TQ12 5QT

Guide price £290,000

****CHAIN FREE**** RE/MAX are delighted to bring to the market, this lovely semi-detached bungalow. Located within the sought-after village of Ipplepen. The property has completely enclosed lawned gardens to the front and rear, all enjoying a good level of privacy and seclusion. An attached garage and driveway approach provide plenty of off road parking.

Ipplepen is a working village offering a vibrant and active lifestyle opportunity with many clubs and societies. Village amenities include a small supermarket, church, pub/restaurant, primary school, park and village hall. Situated partway between the market town of Newton Abbot (4 miles) and the ancient castle town of Totnes, which sits on the banks of the River Dart and is well-known for its somewhat Bohemian atmosphere, Ipplepen is also convenient for the coast at Torbay at around 5 miles' drive.

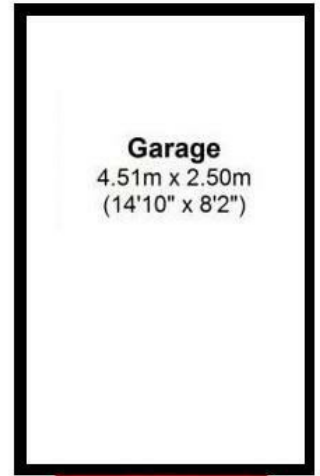
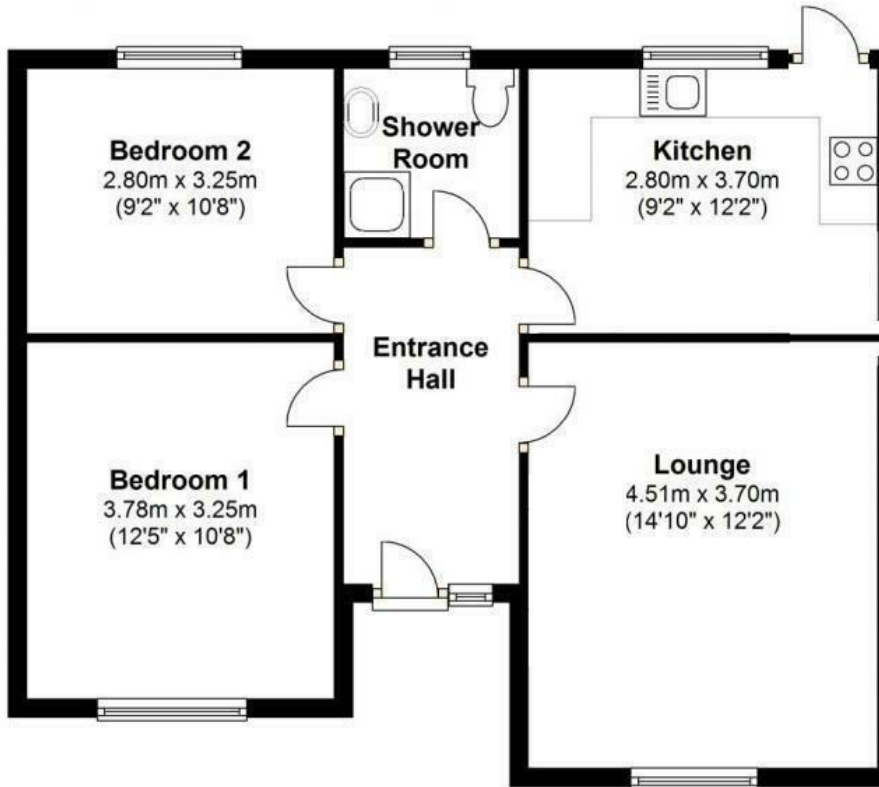
Accommodation

Stepping inside, the accommodation is smartly-presented, the front door opening to the entrance hallway with doors to the majority of rooms. A light and airy lounge overlooks the front of the property. The kitchen with recessed cupboard and selection of matching cabinets has a double-glazed window overlooking the south facing rear garden. There are 2 double bedrooms and a modern bathroom.

Floor Plan

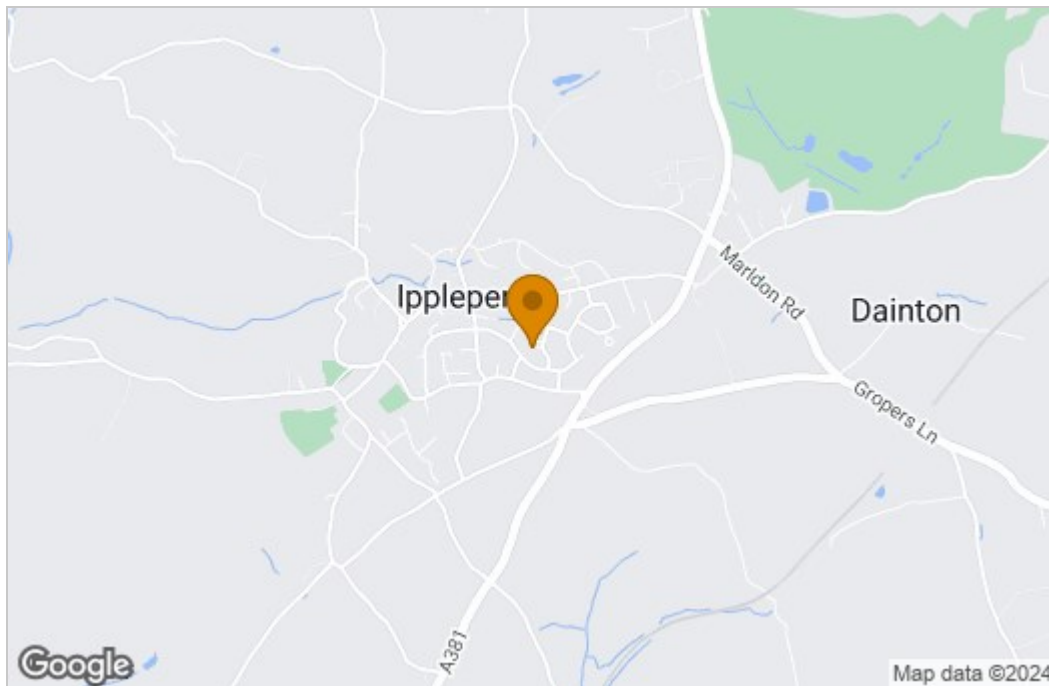
Ground Floor

Approx. 76.1 sq. metres (818.9 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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