



Connells

Fulton Close
Ipplepen Newton Abbot

Fulton Close Ipplepen Newton Abbot TQ12 5YJ

for sale guide price
£300,000



Property Description

This attractive semi-detached property is in a peaceful cul-de-sac within the desirable village of Ipplepen, known for its vibrant community and excellent local amenities. Built in the early 1980s, the house has been modernised over the years with features including a new kitchen, a conservatory extension, and gas central heating.

Stepping inside, the accommodation is light and airy, arranged over two floors. The ground floor begins with an enclosed porch leading to the hallway, which includes a cloakroom and stairs to the first floor. The spacious lounge at the rear features an open fireplace currently housing a living flame gas fire, and bi-fold doors connecting the lounge to the kitchen/diner. The kitchen/diner offers a range of modern cabinets, space for a dining table, and patio doors leading to the conservatory, which overlooks the rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family shower room.

Outside, the property boasts an open-plan front garden and a low-maintenance rear garden designed for ease of care, with gravel and paving, enjoying a sunny aspect. Complete with a garage and driveway for off-road parking.

The highly regarded village of Ipplepen offers a superb lifestyle with many clubs and societies, as well as amenities including a health centre, village hall, ancient church, a well-regarded inn/restaurant, an excellent primary school, and a small supermarket.

Front Of The Property

Driveway parking for one vehicle, garage with up and over door, gate to rear garden, low maintenance gravel area, path leading to main entrance.

Porch

Double glazed windows surrounding, power socket, door leading into the main hallway.

Entrance Hallway

Double glazed window to the side of the property, understairs storage cupboard, wall mounted radiator and stairs to the first floor.

Cloakroom

Obscure double glazed window to the side, WC, wash hand basin.

Lounge

15' 7" max x 11' 1" max (4.75m max x 3.38m max)

Double glazed window to the front and side of the property, feature fireplace, wall mounted radiator and bi-fold doors opening into the dining room.

Kitchen

9' 1" max x 8' 6" max (2.77m max x 2.59m max)

Double glazed window to the side of the property, wall and base units, one bowl stainless steel sink/drainers, space for freestanding oven, plumbing for washing machine, part tiled.

Dining Area

9' 1" max x 7' 3" max (2.77m max x 2.21m max)

Dining area comprises a wall mounted radiator, ample space for a dining table and sliding patio doors to the conservatory.

Conservatory

11' 5" max x 5' 10" max (3.48m max x 1.78m max)

Double glazing looking out to the garden, power sockets, wall mounted radiator and door to the garden.

First Floor

Bedroom One

12' 9" max x 11' 3" max (3.89m max x 3.43m max)

Double glazed window to the side of the property, overbed storage and a wall mounted radiator.

Bedroom Two

11' 1" max x 12' 2" max (3.38m max x 3.71m max)

Double glazed window to the side of the property, built in wardrobes and a wall mounted radiator.

Bedroom Three

10' 1" max x 7' max (3.07m max x 2.13m max)

Double glazed window to the front of the property and a wall mounted radiator.

Shower Room

Obscure double glazed window to the side of the property, shower cubicle, wash hand basin, WC, part tiled and a wall mounted radiator.

Rear Of The Property

Enclosed rear garden with a gravel area providing a low maintenance space, patio with border and shrubs, access to the garage and gate to the front of the property.

Garage

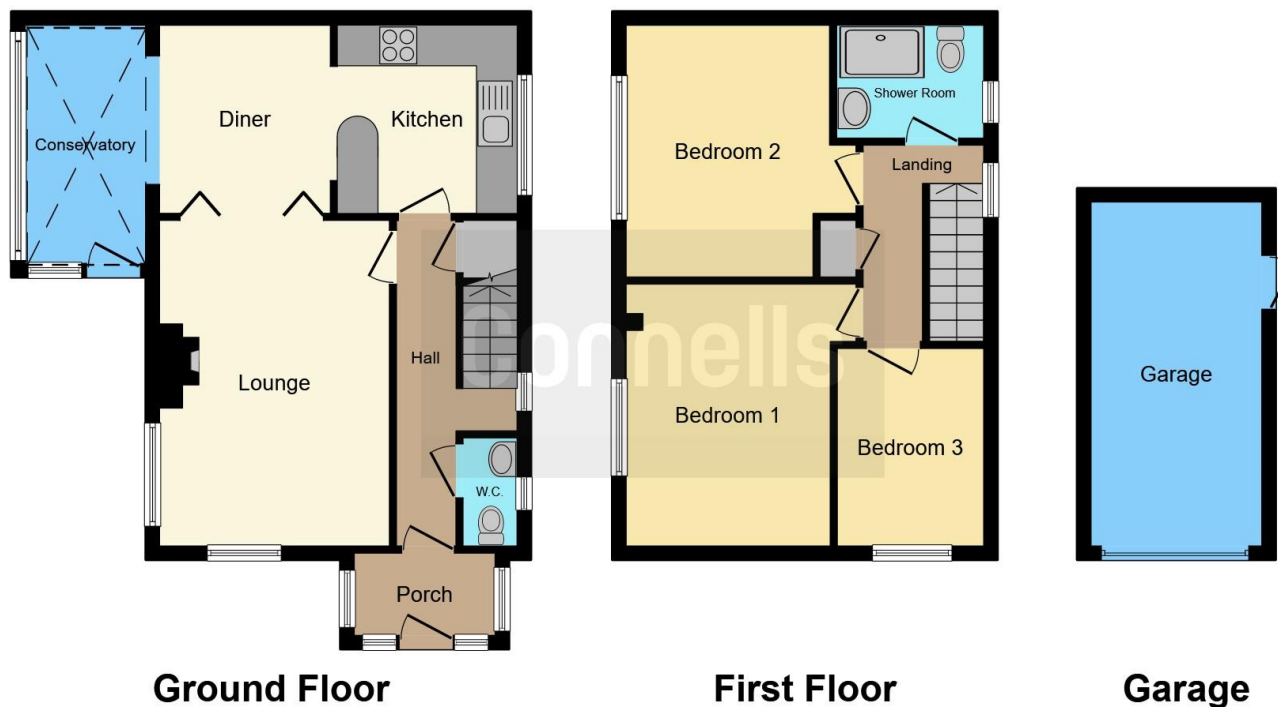
16' 9" max x 8' 4" max (5.11m max x 2.54m max)

Electric garage door, with a rear access door leading to the rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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