



Little Finches



Little Finches

Townsend Hill, Ipplepen, Newton Abbot TQ12 5RU

Newton Abbot: 4.2 miles, Totnes: 5.4 miles, Exeter: 22.2 miles.

A well appointed detached three bedroom bungalow with surrounding gardens, in the highly sought after village of Ipplepen.

- A well presented property
- Sought after village
- Private drive
- Freehold
- Tandem garage
- Gardens surrounding the property
- Plenty of parking
- Council Tax Band D

Guide Price £450,000

SITUATION

The property is only a short stroll 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 is conveniently located between the market town of Newton Abbot and the historic castle town of Totnes both of which offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

DESCRIPTION

The bungalow, which we understand to have been built in 1970, has been in the same ownership for the last 25 years and has been maintained incredibly well over that period of time. We are informed by the vendor to confirm that the property has cavity wall insulation and additional insulation in the roof. The well managed gardens together with the large private tarmac drive are a real selling feature, with the drive providing parking for at least three vehicles.

ACCOMMODATION

From the entrance drive, steps lead up to the front of the property up to the porch with glazed uPVC door through to the reception hall. Leading off the reception hall are three good sized bedrooms.



Bedroom 1 at the front with a large bay window overlooking the drive, Bedroom 2 (double) behind with a large window overlooking the rear garden area. Bedroom 3, a single bedroom with a large window overlooking the rear garden. In the hall there is a useful storage cupboard and a part glazed timber door into the sitting room with an attractive stone fireplace with electric fire, a large window to the front and to the side, providing double aspect and allowing lots of light to flood this room. Off the hall is a WC, fully tiled, with a wash hand basin. Door to a separate bathroom with enough space for a bath and separate shower cubicle with a Mira Sport electric shower. The bathroom is fully tiled with a vanity unit with a single sink and WC. Opposite the bathroom is another useful storage area where the fridge/freezer is located (excluded from the sale).

The well fitted kitchen is located at the rear of the property with a good view over the rear garden, with a range of base and eye-level fitted kitchen units, Hotpoint 4-ring electric hob with fan over, 1½ bowl stainless steel sink, Europa Solarplus electric double oven and space and plumbing for a full sized dishwasher and washing machine. The Ideal Logic Plus gas-fired combi boiler is located here and there is a door to the side of the property providing access to the garden.

There is a tandem garage running the entire width of the property to the side, with a rear access door to the garden. This garage, subject to the relevant consents, has potential to form additional accommodation for the house.

GARDENS

To the front of the property there is an attractive stoned level area of garden surrounded by established herbaceous borders with a cylindrical stone feature. The property is bounded by low stone walls with concrete fencing either side. There is a wisteria in the front garden. There is gate at the side of the property which provides access to the rear garden, which is a useful area to store bins. Here there are two rainwater harvesting water butts. To the rear there is a level area of lawn with a paved patio with a timber framed summerhouse in one corner and mature herbaceous borders. From here there is a doorway to the rear of the garage.

SERVICES

Mains water, drainage, electricity and gas. According to Ofcom good mobile reception and Ultrafast broadband are available at the property.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agents please. 01803 865454

DIRECTIONS

From Ipplepen, continue along North Street (which is almost opposite the Co-Op shop). At the end of North Street, turn right onto Townsend Hill. Little Finches is the second property on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 956 sq ft / 88.8 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1133 sq ft / 105.2 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1141660



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454