



7, Rosemoor Road, Ipplepen, Newton Abbot, Devon, TQ12 5GF



### SITUATION

The property is conveniently located just a short stroll from the heart of the highly sought-after village of Ipplepen. This charming village offers a wide range of amenities, including a small supermarket, a post office, a well-regarded primary school, two churches, a welcoming public house, a medical centre, and a sports field with a play park. The village hall also serves as a hub for various community activities, making Ipplepen a vibrant and well-connected place to live.

One of the major advantages of this location is its easy access to two of Devon's most renowned natural attractions: the rugged beauty of Dartmoor National Park and the stunning South Devon coastline. Both of these areas, celebrated for their breathtaking landscapes and outdoor recreational opportunities, are within a 30-minute drive.

Additionally, the village is strategically situated between the market town of Newton Abbot and the historic castle town of Totnes. Both towns provide an even broader array of amenities, including mainline railway stations with direct connections to London Paddington. The proximity to the A38 Devon Expressway further enhances the appeal, offering convenient commuting options to the cities of Plymouth, Exeter, and beyond via the M5 Motorway. This location truly combines the tranquility of village life with the convenience of accessible transportation links and nearby urban centres.

### THE DEVELOPMENT

Designed with both the environment and modern lifestyle in mind, these exceptional properties offer a unique blend of cutting-edge green technology, elegant design, and unparalleled functionality. Belfield Developments has built each home to the highest standards of energy efficiency, featuring advanced insulation, triple-glazed windows, and high-efficiency heat pumps. Designed by renowned Passivhaus architects Gale & Snowden, these houses ensure a healthy indoor environment with fresh, filtered air with little risk of condensation via the heat recovery system. For getting around the property has an EV charger with the possibility of fast charging in the future thanks to a three phase connection.

Architecturally stunning, they maximize natural light and airflow through open-plan living spaces and large windows. These homes promote a healthy, green lifestyle which has been taken to an extra level through a reduced levels of electromagnetic radiation and VOC free paint. Investing in an eco house means future-proofing your home while committing to a sustainable future. Discover the perfect blend of sustainability, luxury, and modern living with these high quality eco houses.

### ACCOMMODATION

The property enjoys a light and spacious ground floor with ample reception space. The sitting room features double doors that open onto an expansive patio—ideal for seamless indoor-outdoor living. The ground floor also features a stunning open-plan kitchen and dining space, fully equipped with a Bosch kitchen, integrated appliances, and solid quartz countertops. A separate utility room, complete with a washing machine and tumble dryer, enhances the convenience and functionality of this thoughtfully designed home.

Upstairs, discover three generously sized double bedrooms. The principal suite boasts a luxurious en suite shower room and a walk-in dressing area. Additionally, a modern family bathroom, finished to the highest standards, serves the remaining bedrooms.

### OUTSIDE

To the front of the property is a single driveway parking space as well as a single garage. To the rear is a pleasant south-west facing garden with a patio area suitable for outdoor seating and dining as well as a lawn garden.

### SERVICES

Mains water, drainage and electricity. Air source heat pump underfloor heating and MVHR system. Full fibre broadband. Ofcom advises that mobile coverage is likely via major providers to the properties.

### SERVICE CHARGE

There is a service charge for the upkeep of the communal areas on site of £548 per annum.

### LOCAL AUTHORITY

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

### DIRECTIONS

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and follow the road for a third of a mile as it becomes East Street and then Bridge Street passing the Methodist Church and turn right onto Tremlett Grove. Follow the road around to the right where the development can be found on the left hand side. Turn left into the development and take the first left into Rosemoor Road where the property can be found directly in front.

What3Words: [river.reclined.cross](https://www.what3words.com/river.reclined.cross)

Newton Abbot: 3.5 miles, Totnes: 5.5 miles, Exeter: 21 miles

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A most attractive and contemporary detached house, offering energy efficient and high quality living, a short walk from the village centre.

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- Ready to Move
- Stylishly Finished
- 1076sqft of Accommodation
- Attractive Development
- Ample Reception Space
- 3 Bedrooms
- Parking and Single Garage
- South West Facing Garden
- EV Car Charging
- Freehold

Guide Price £475,000





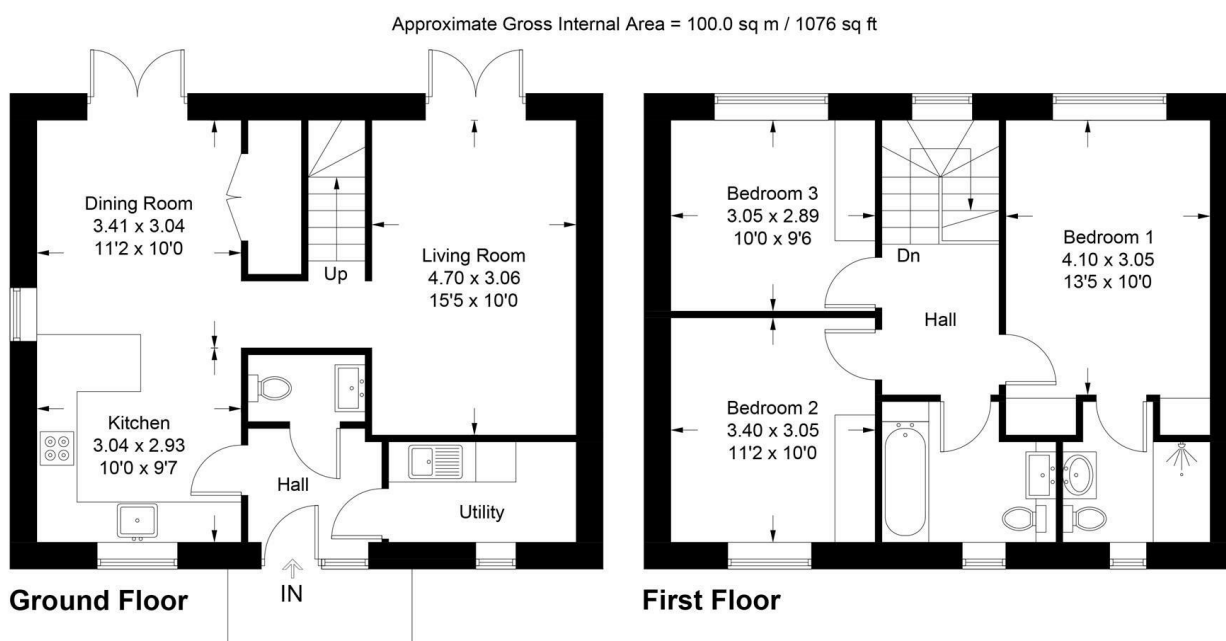
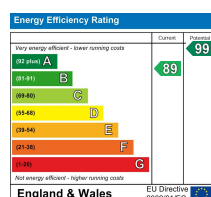


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122760)

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