



9 Wesley View

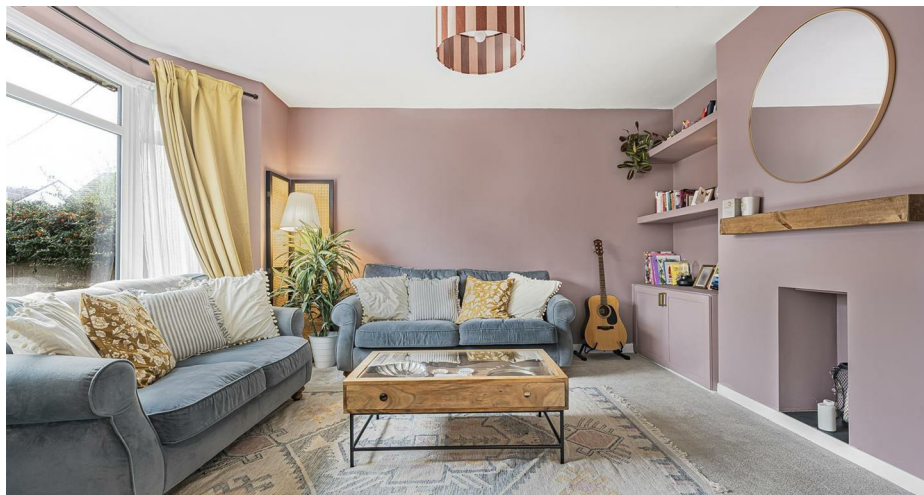


Newton Abbot 4 miles, Totnes 6 miles,
Exeter 20 miles

A sympathetically modernised three bedroom semi-detached property with off-road parking and an impressive west facing level rear garden.

- 1930's semi-detached house
- Easy access to village amenities
- Impressive reception spaces
- 1039sqft of accommodation
- 3 first floor bedrooms
- Level rear garden
- Freehold
- Council tax band: C

Guide Price £425,000



SITUATION

The property is situated in the heart of the sought-after village of Ipplepen. The village enjoys good amenities including: a co-op shop, Health Centre, church, primary and pre school (with before and after school clubs), pub, garage with post office, community hub, popular dog-friendly cafe, large park with play area, Post Office, cricket and football clubs, Orley Common nature reserve and numerous footpaths and dog walking routes.

Ipplepen is situated within 20 mins drive of Totnes and Newton Abbot; offering a wide range of facilities and access to mainline train stations to London Paddington (2hr 35 min). Dartmoor National Park is approximately 6 miles distant; as are the beaches of Torbay and the A38 dual carriageway, linking to Exeter, Plymouth and the M5 motorway network.

DESCRIPTION

9 Wesley View is a beautifully modernised semi detached home, thoughtfully remodelled by the current owners, that sits within a popular South Devon village. This charming family home combines period charm with contemporary living, the result is a welcoming property offering generous and well-balanced accommodation throughout. The ground floor has been opened up to create a light and social layout ideal for family life and entertaining, while retaining a sense of warmth and character. Set within a sought-after village setting, the home enjoys easy access to local amenities and countryside walks, making it a wonderful place to put down roots.

ACCOMMODATION

The ground floor is entered via a welcoming hallway leading to a bay-fronted sitting room, offering a comfortable and relaxing space. To the rear, the impressive kitchen/dining room forms the heart of the home, remodelled to create a more social and family orientated space that features ample space for a dining table, while a large central island and bi-fold doors opening to the garden. A range of wall and base units provide optimal storage and include integral appliances such as an electric oven, dishwasher and fridge/freezer. A useful

utility room with cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with views to the front, along with a modern family bathroom.

OUTSIDE

SERVICES

All mains services connected. Gas fired central heating. The boiler was installed in 2021. Ofcom advises that ultrafast broadband and limited mobile coverage is available in the area.

AGENTS NOTE

Devon rule - The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Purchasers are advised that they must seek the written consent of Teignbridge District Council or have lived or worked within the administrative county of Devon, or a combination of the two, for three years prior to purchase.

VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

LOCAL AUTHORITY

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

DIRECTIONS

From Totnes follow the A381 towards Newton Abbot. Turn left onto Clampitt and take the second right onto Croft Road, continue down Croft Road and just before the junction the property can be found on the left hand side, just after the crossroads for Mayfair Road and Clarendon Road.

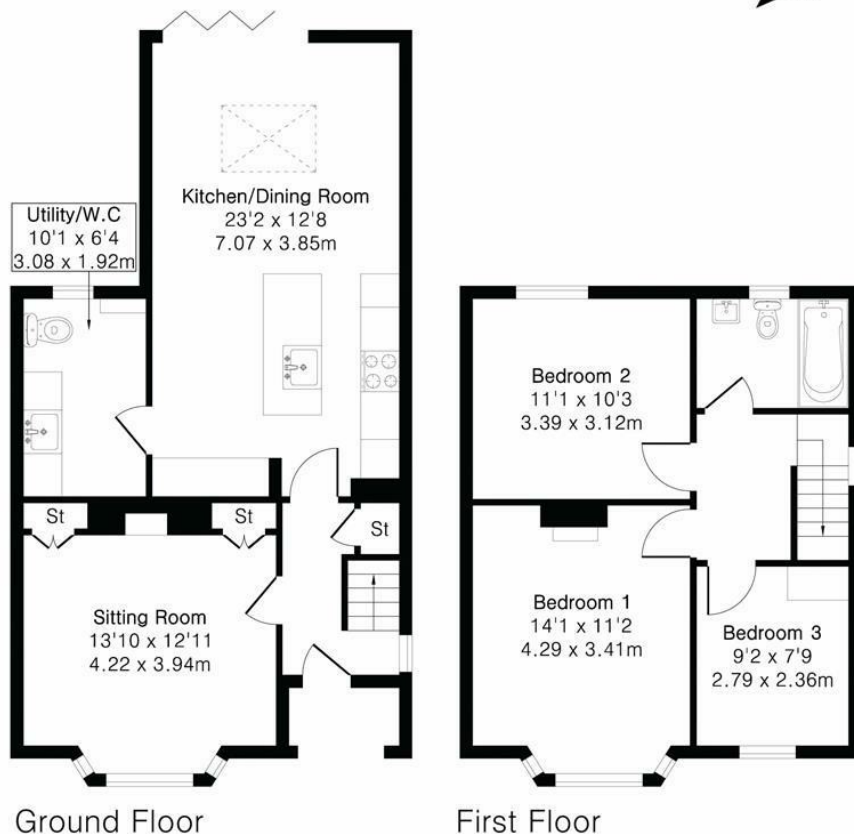
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Approximate Gross Internal Area 1039 sq ft - 97 sq m

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 448 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

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