

**SAMPLE
MILLS**



**Osborn Close
Ipplepen
Newton Abbot
Devon**

£260,000

FREEHOLD





Osborn Close, Ipplepen, Newton Abbot, Devon

£260,000 freehold

A 2 bedroom Detached Bungalow situated in the sought after village of Ipplepen, set in a quiet location just off the village centre.

The village of Ipplepen offers a good range of facilities to include the village primary school, shop, post office, doctors, pub and Church together with easy access to Newton Abbot town centre and Totnes, both boasting a further range of facilities and amenities to include shops, primary and secondary schools, library, leisure centre, hospital, and road links via the A38/A380/M5 motorway, and the main rail line to London Paddington which runs daily.

The accommodation internally comprises entrance hall, kitchen, a large lounge, a large sun conservatory, 2 bedrooms and a shower room.

The property benefits from gardens to the front and rear, gas central heating, uPVC double glazing, parking, and is being sold with **NO ONWARD CHAIN**.

The property occupies a level location and is ideal for those seeking a Bungalow in this pretty village that has many amenities at hand.



Storm Porch

Wooden door to:

Entrance Hallway

Storage cupboards x 2, one with electric meter and shelving. Thermostat control for central heating. Door through to:

Kitchen – 2.47m x 2.30m (8'1" x 7'7")

Range of fitted base units. Worktop surface areas. Drainer with mixer tap. Hob. Wall mounted cupboards. Tiled walls. Extractor fan. uPVC double glazed window. Wall mounted Viessmann boiler serving hot water and central heating. Plumbing for washing machine. Glazed door through to:

Lounge – 5.10m x 3.80m (16'9" x 12'6")

Single panelled radiator x 2. Feature fireplace, wooden surround, marble effect insert and hearth with mantle over, living flame gas fire.

Conservatory – 4.80m x 2.70m (15'9" x 8'10")

Brick built base with uPVC double glazed windows. Sloping roof. French patio doors, window openers to the top. Steps lead down to a level garden which is lawned with a patio area.

Inner Hallway

Isolator switch. Doors off to:

Master Bedroom – 3.60m x 2.80m (11'10" x 9'2")

uPVC double glazed window to the front. Single panelled radiator. Textured ceiling. Roof to loft access.

Bedroom 2 – 2.70m x 2.60m (8'10" x 8'6")

Radiator. uPVC double glazed window to the front. Textured ceiling.

Shower Room

Semi-circular shower cubicle with wall mounted shower. Extractor fan. Prospective wall covering. Low level WC. Wash-hand basin. Obscure glazed window. Shaver point. Single panelled radiator.

OUTSIDE

To the front of the property is an open plan garden laid to lawn. Pathway leads to the door on the side of the property. Parking to the front.

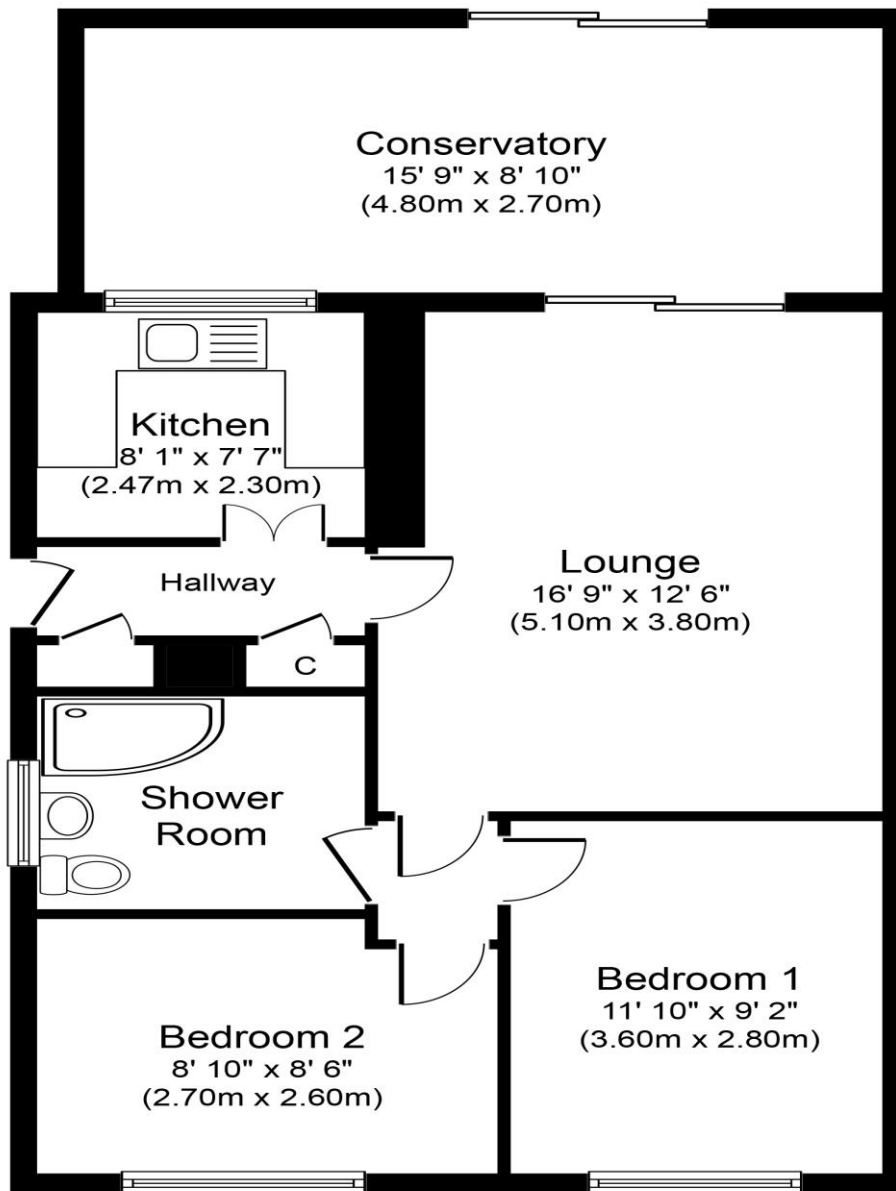
A timber gate provides access around to the rear garden which has a small patio area, a level lawned garden and a range of plants and shrubbery. The garden is enclosed by a wall and timber fencing, and there is a timber garden shed.

AGENTS NOTE

Council Tax Band: 'C' £2098.46 for 2024/25

EPC Rating: 'D'





Approximate Floor Area
791 sq. ft.
(73.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.