



## 53 Luscombe Close, Ipplepen

£275,000 Freehold

Available Chain Free • Semi-Detached Bungalow • Spacious Lounge • Modern Kitchen • Two Bedrooms • Front and Rear Gardens • Garage • Quiet Cul-de-Sac Location

### Contact Us...

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This well-presented two-bedroom bungalow, available with no onward chain is located in the desirable village of Ipplepen, offering a perfect blend of modern living and countryside charm. The property is ideal for those looking to downsize or enjoy a peaceful rural lifestyle, while still being conveniently close to a primary school, Co-op, coffee shop, pub and community hub and has regular bus connections to Newton Abbot (3 miles) and Totnes (7 miles).

Upon entering into the hallway that provides access to all of the rooms within the property. To the left, you'll find the spacious lounge, a bright and inviting room perfect for relaxing after a hard days work. With large windows allowing plenty of natural light to flood the room, the lounge offers ample space for comfortable seating and creates a welcoming atmosphere throughout the day.

The modern kitchen is well-equipped with a range of built-in appliances, including an oven and hob, and space and plumbing for a fridge/freezer and washing machine. This practical and stylish space is ideal for preparing meals.

Beyond the kitchen, at the rear of the property, you'll find a useful sun room. This bright and airy space offers a peaceful retreat to relax and enjoy views of the garden, providing a tranquil environment that can be enjoyed year-round. Both bedrooms are easily accessible from the hallway. The principal bedroom is generously sized, offering plenty of space for additional furniture and storage, making it a comfortable and restful retreat. The second bedroom is also of a good size and can be used as a guest room, home office, or hobby space, depending on your needs.

The bathroom, conveniently located off the hallway, is well-appointed with both a bath and a shower, offering flexibility for your daily routines. Additionally, there is a separate WC accessible from the hallway, adding convenience for both residents and guests.

This chain free bungalow presents a fantastic opportunity to secure a well-maintained, comfortable home in a peaceful village setting, offering a relaxed lifestyle in a beautiful location.

## Measurements

Lounge - 15'8 × 10'11 (4.77m x 3.32m)

Kitchen - 10'11 × 10'09 (3.32m x 3.28m)

Bedroom - 13'5 × 10'10 (4.10m x 3.31m)

Bedroom - 10'11 × 8'11 (3.34m x 2.72m)

Bathroom - 5'11 × 4'11 (1.80m x 1.50m)

Garden Room - 15'7 × 6'0 (4.74m x 1.82m)

Garage - 15'9 × 9'2 (4.80m x 2.80m)



## Important Information

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating D

Teignbridge Council Tax Band C (£2196.86 2025/2026)

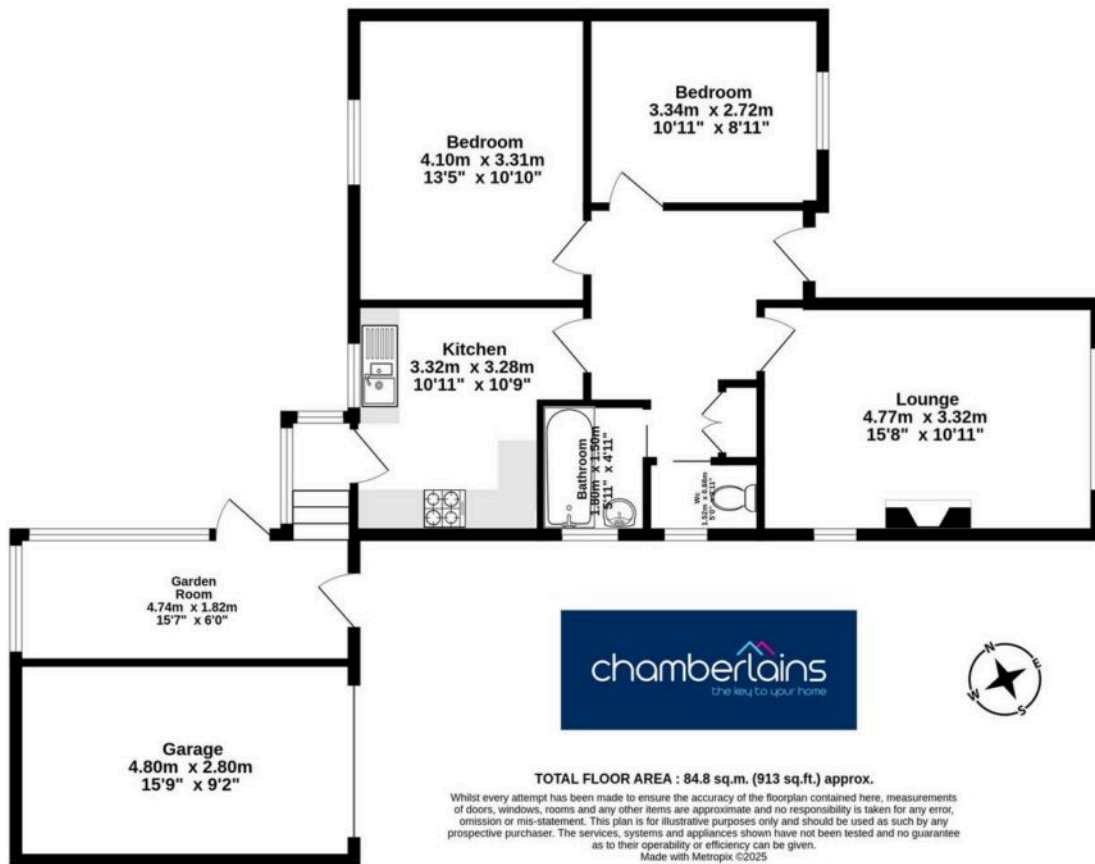
Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold





**Ground Floor**  
84.8 sq.m. (913 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		