



2 The Firs, 34 North Street,
Ipplepen, TQ12 5RT



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Guide Price £375,000

The Firs is an attractive period house situated within the sought after village of Ipplepen. The property offers both spacious and versatile accommodation along with a large garden to the rear. The house will require some updating and offers the opportunity to acquire a delightful home close to the village centre.

Entrance Hall

A solid wood front door leading into the entrance hall. Further doors leading through to the sitting room, dining room, kitchen.

Living

Aspect to the front with a sash window and shutters. An open fireplace with brick surround and tiled hearth and a built-in storage cupboard with shelving.

Dining Room

Aspect to the front with a sash window and shutters and a brick fireplace.

Kitchen

Fitted kitchen with double bowl stain- steel sink and mixer base units built-in storage cupboard with shelving space for appliances glazed window to the rear.

Rear Lobby

Built-in storage cupboard with shelving and a double glazed door leading to the rear terrace. There is also a downstairs cloakroom with WC and wash hand basin and a window to the rear.

Bedroom One

Dual aspect to the front with a double-glazed sash windows and built-in storage cupboard with shelves.

Bedroom Two

Aspect to the rear with a uPVC double-glazed window and a recess area for a wardrobe.

Bathroom

A walk in shower with screen and electric shower, wash hand basin with vanity unit, wall mounted vanity cupboard, low level WC, airing cupboard and an aspect to rear with a uPVC double-glazed window.

Bedroom Three

Aspect to the side with a uPVC double glazed window and skylight window.

Bedroom Four

A Velux skylight window to the rear and a door leading through into a loft/storage area.



Garden

To the rear of the property, there is a rear terraced area leading to a further courtyard area which is partially covered and also incorporates a garden storage cupboard. Leading from the terrace there are steps leading up to a good size area of garden with various shrubs and trees and a large area of lawn. There is also a timber summerhouse located at the end of the garden.

To the front of the property, there is a small enclosed front garden which is enclosed with a metal gate and railings.

Services:

Mains electricity, mains water and drainage, and mains gas central heating.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax: D

Energy Performance Certificate: D

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



34 North Street

Approximate Gross Internal Area = 166.14 sq m / 1788.35 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208273)



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