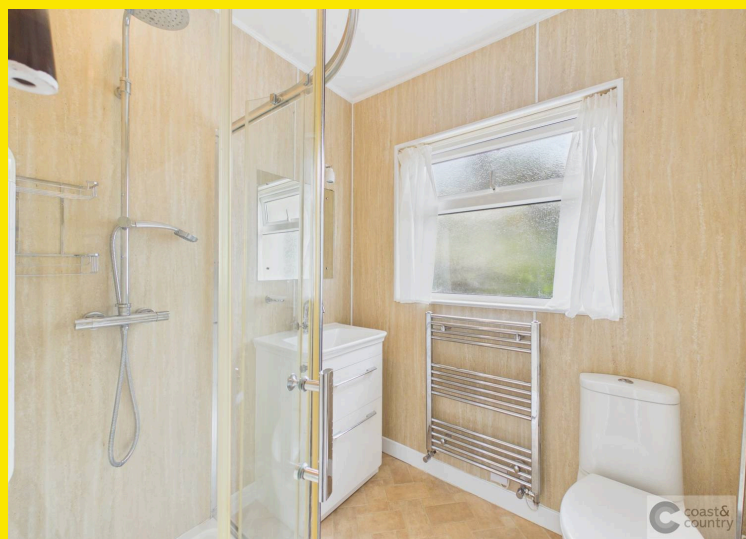




35 Ledsgrove, Ipplepen

Guide £275,000 Freehold

Virtual Walk-Through Available • Semi Detached Bungalow • No Upward Chain • 2 Double Bedrooms • Fitted Kitchen & Separate Side Porch/Utility Room With Plumbing • Gas Central Heating & Replacement Double Glazed Windows • Highly Sought After Village Location • Private Easy To Maintain Enclosed Front & Rear Gardens • Garage & Driveway Parking • 500 Metres From A Wide Range Of Amenities In A Vibrant Well Served Village





This attractive two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking comfortable, single-level living in a highly sought after village setting. The property boasts a bright, well-planned interior, modern comforts including gas central heating and replacement double glazed windows, and the benefit of a virtual walk-through for convenient remote viewing. With two generous double bedrooms, a fitted kitchen and a separate side porch/utility room with plumbing, this home is perfectly suited to a range of buyers, from downsizers to first-time purchasers.

Situated just 500 metres from a wide range of amenities, the bungalow enjoys a prime position in a vibrant and well-served village community. Residents benefit from easy access to local shops, cafes, healthcare facilities, and public transport links, all within a short stroll. The village itself is renowned for its welcoming atmosphere, active social scene, and excellent connectivity to surrounding towns and countryside.

Accommodation

The accommodation is thoughtfully arranged on one level. The entrance porch leads to a spacious lounge, ideal for relaxing or entertaining, with large windows providing plenty of natural light. The fitted kitchen offers a practical layout with ample storage and workspace, complemented by a separate side porch/utility room that features plumbing for laundry appliances and convenient access to the outside.

Both bedrooms are comfortable doubles, each providing peaceful retreats with pleasant outlooks. The modern shower room is finished to a good standard and serves both bedrooms.

Gardens

Established and fairly level plot with lawns and landscaped areas which are all privately enclosed.

Parking

The property further benefits from a single garage and driveway parking, providing secure off-road parking and additional storage space.

Agent's notes

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D

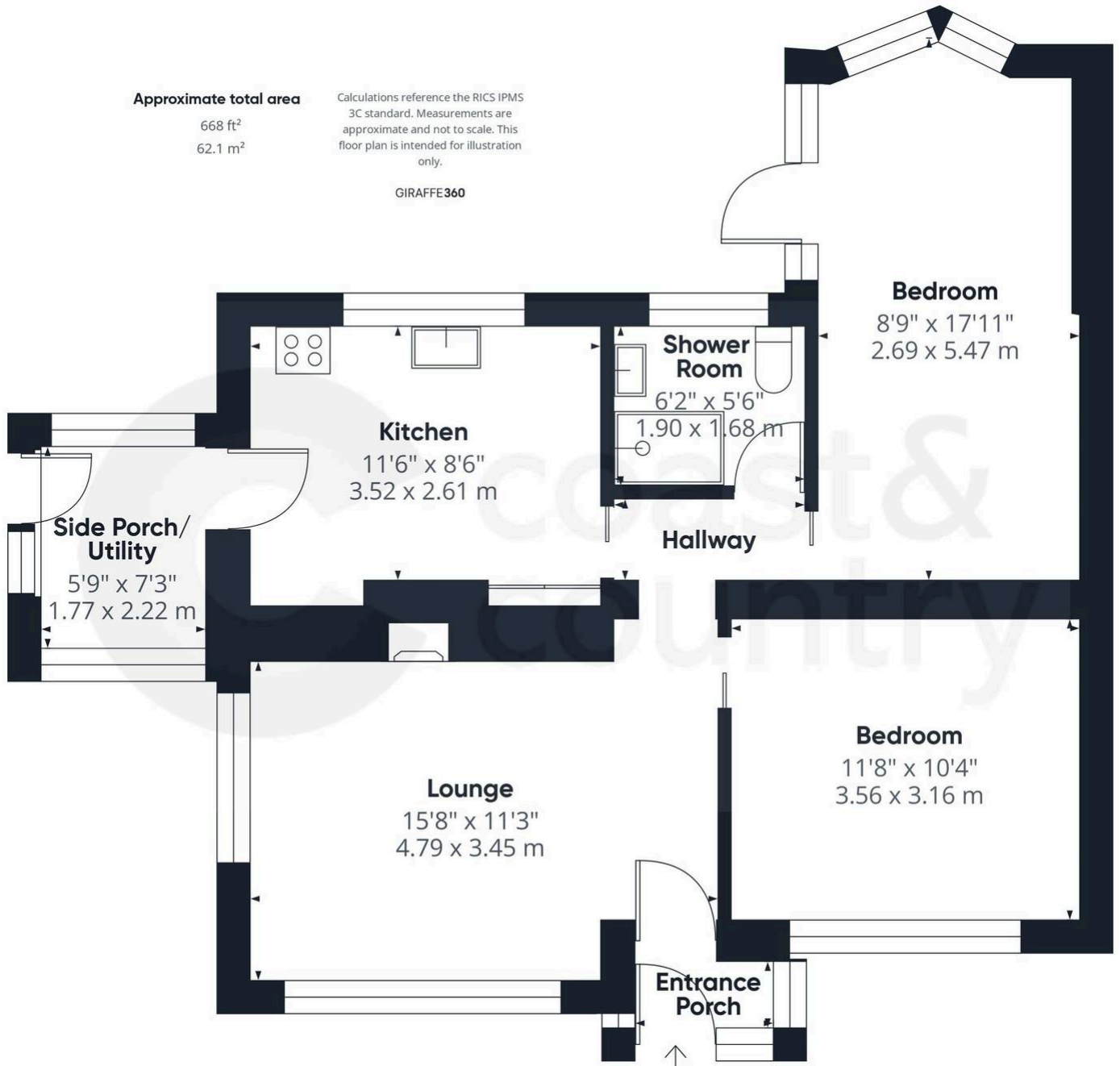
Approximate total area

668 ft²

62.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1 m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

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