

# HAMS IPPLEPEN



MARCHANT PETIT

COASTAL, TOWN & COUNTRY







# HAMS

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Offered to the market with no onward chain, a recently renovated three bedroom bungalow with ample parking, single garage and large rear garden situated in the popular village of Ipplepen within easy distance of both Totnes and Newton Abbot towns.

A gravel driveway leads up to the garage and front door giving access to a spacious entrance hall leading through to a large open plan sitting/dining/kitchen. Renovated to a high standard throughout, the kitchen area has modern fitted wall and base units, integrated oven and hob and feature glass with views out to the garden. The large sitting area has a log burner and sliding doors to the rear. There is a family bathroom and three double bedrooms, one with an en-suite shower room.

Outside the impressive rear garden is mainly laid to lawn with a gravel area, and with path leading to the front of the property.

The village of Ipplepen has a public house, a post office/newsagents, a well-regarded primary school, village store, medical centre, library and cafe, bus service to both Newton Abbot and Totnes and an excellent 18 hole golf course at Dainton which is opposite a large garden centre. Communications in the area are superb with the A381, linking Totnes and Newton Abbot just one mile away. The A38 Devon Expressway is 5 miles to the north connecting Plymouth and Exeter where it joins with the M5. The bustling market town of Newton Abbot has a mainline railway station giving direct connections to London Paddington.







## KEY FEATURES

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- NO CHAIN
- Recently renovated
- 3 bedrooms, 2 bathrooms
- Open plan kitchen/dining/living
- Ample parking and single garage
- Large, level rear garden
- Potential to convert the loft (subject to planning)









# PROPERTY DETAILS

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## Property Address

Hams, Totnes Road, Ipplepen, Newton Abbot, Devon, TQ12 5TD

## Mileages

Totnes 5 miles Exeter 18 miles Plymouth 28 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: E, Potential: C

## Council Tax Band

Band D

## Tenure

Freehold

## Authority

Teignbridge District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



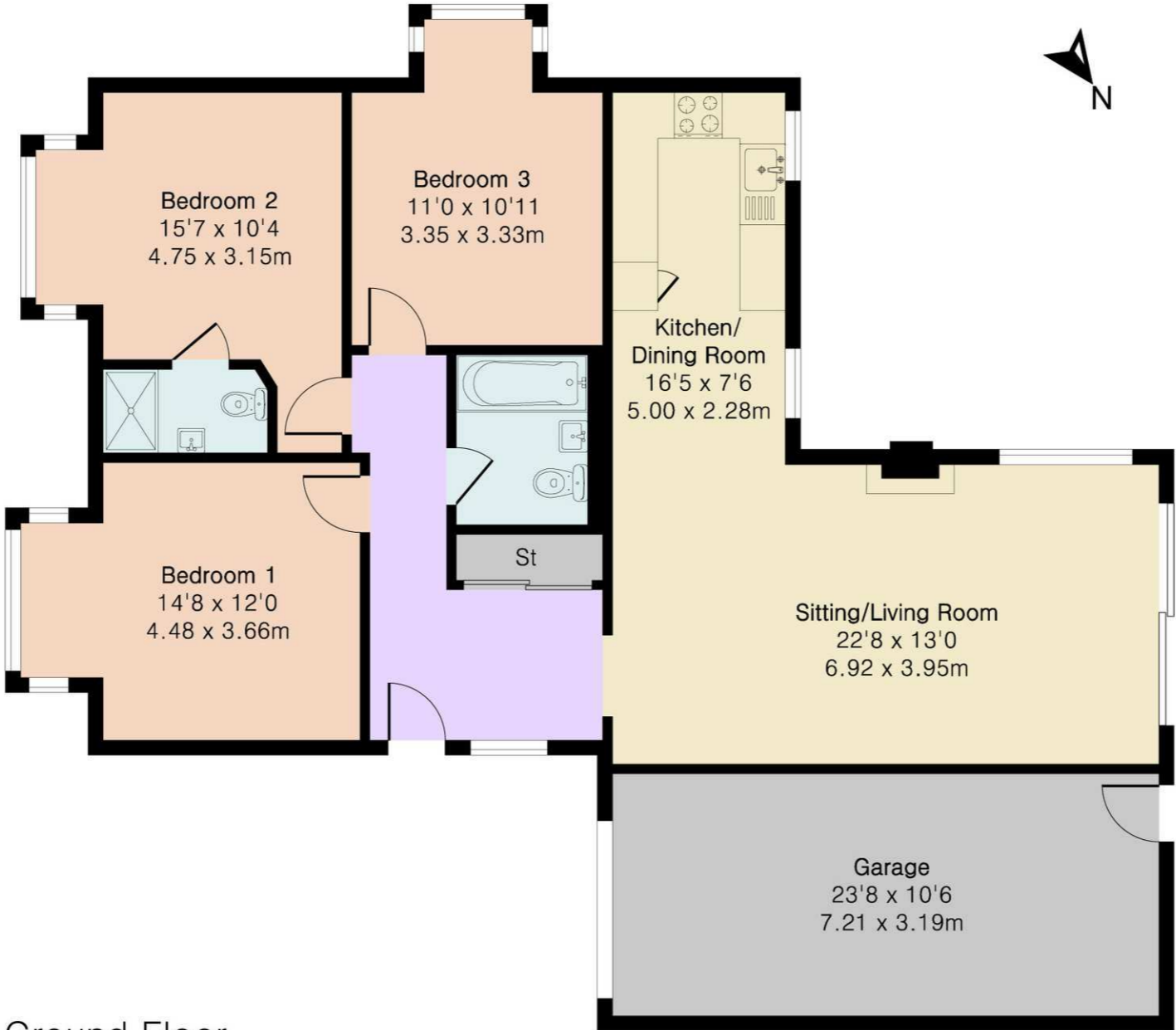
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# FLOOR PLAN

**Approximate Gross Internal Area 1103 sq ft - 102 sq m  
(Excluding Garage)**

Garage Area 248 sq ft – 23 sq m



Ground Floor





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