

CHRISTOPHER SCALES

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Luscombe Close, Ipplepen

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

£285,000

Occupying a tucked away cul de sac position in the sought after village of Ipplepen, the property offers a detached bungalow with excellent potential for further development/extension if required and subject to any necessary consents.

Approached from the road, a long driveway provides off road parking for several vehicles and leads to a single garage. At the front is a level garden laid to stone chippings for ease of maintenance and this area could be adapted for additional parking if required. Once inside, an L-shaped reception hallway leads to the accommodation which comprises a sitting room to the front aspect, kitchen/diner to the rear with access onto the garden, two bedrooms and a bathroom with separate WC. The property has UPVC double glazed windows and gas central heating. To the rear is a good sized and enclosed garden.

To arrange a viewing, when calling please quote CS1097.

THE ACCOMMODATION COMPRISES,

STORM PORCH With light point and UPVC obscure glazed door to:

RECEPTION HALL - 1.91m x 4.19m (6'3" x 13'9") Maximum measurements. Pendant light point, smoke detector, hatch to loft space, radiator, telephone point, doors to:

SITTING ROOM - 4.7m x 3.76m (15'5" x 12'4") Maximum measurements. Light point, ceiling fan, UPVC double glazed window to front aspect, radiator, gas fire, storage to recess.

KITCHEN/DINER - 5.11m x 3.1m (16'9" x 10'2") Maximum measurements. Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, cupboard housing the boiler with slatted shelving. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, wall cabinets, space for gas cooker, space for washing machine, space for fridge freezer, UPVC obscure glazed door leading to the rear garden.

BEDROOM ONE - 3.73m x 3.89m (12'3" x 12'9") Pendant light point, UPVC double glazed window to front aspect, radiator, telephone





BEDROOM TWO - 3m x 3.73m (9'10" x 12'3") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator, fitted wardrobe with sliding doors.

BATHROOM - 1.45m x 1.78m (4'9" x 5'10") Light point, UPVC double glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin, heated towel rail and part tiled walls.

SEPARATE WC - 0.86m x 1.78m (2'10" x 5'10") Pendant light point, UPVC obscure glazed window, low-level WC, radiator.

OUTSIDE

FRONT - To the front of the property is a level garden laid to stone chippings for ease of maintenance, enclosed by low-level block wall, timber and wire fence. A long driveway provides parking for several vehicles and leads to the single garage.

REAR - At the rear of the property and accessed from the kitchen/diner is a good sized garden with a raised patio area. Steps and a ramp provide access to the remainder of the garden which is laid to lawn and enclosed by timber fence. Timber garden shed, outside tap and a gate leading onto a rear lane.

GARAGE - 4.57m x 2.36m (15'0" x 7'9") Single garage with a metal up and over door, light point, power socket, UPVC double glazed window to side.

Tenure – Freehold

Age - 1970's (unverified)

Heating - Gas central heating

Drainage - Mains

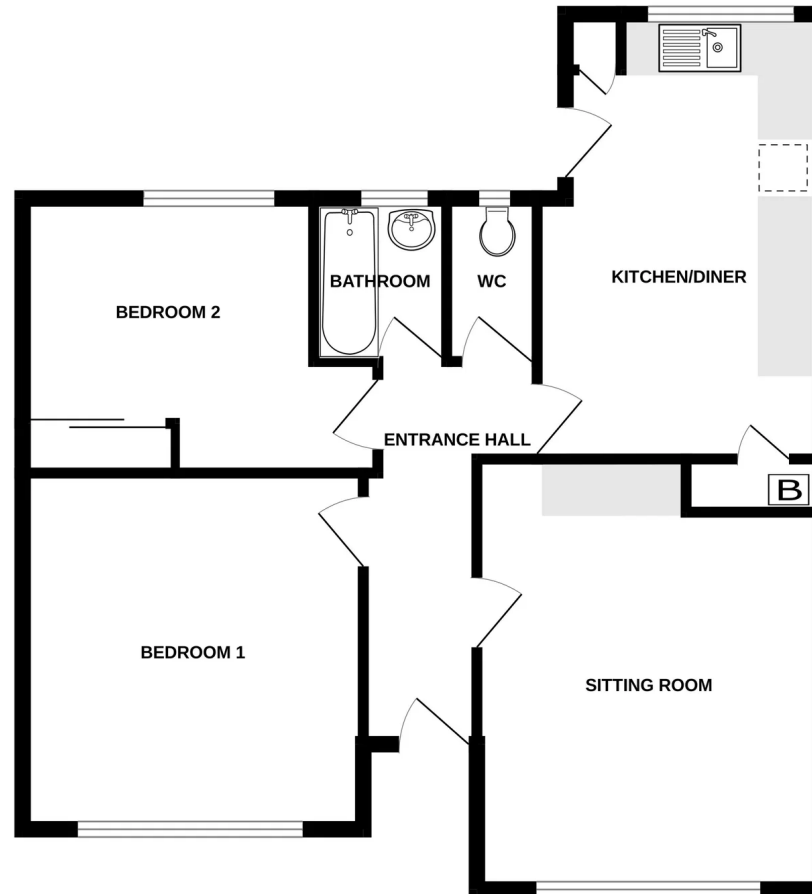
Windows - Double glazed

Council Tax - Tax band C

EPC Rating - D/65 potential - C/73



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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