



27 Dornafield Drive East, Ipplepen

£295,000 Freehold

Spacious Entrance Hallway • Living Room With Feature Fireplace • Kitchen/Diner with Pantry • Two Double Bedrooms and one Single Bedroom • Family Bathroom with large Shower Enclosure • Rear Garden Backing onto Fields • Front Tarmac Driveway • In Need of some Modernisation • Ample Storage • Garage

Contact Us...

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the key to your home



Step into the spacious entrance hallway, which provides a practical area for coats, shoes, and everyday items. From here, stairs rise to the first floor and a glazed door opens into the living room. The property has been well maintained over time and offers scope for buyers to refresh and enhance the interior to suit their own style.

The living room is a well-proportioned space, suitable for a range of furniture arrangements. It features a central fireplace, a bay window allowing in plenty of natural light, and a useful under-stairs storage cupboard. A glazed internal door leads through to the kitchen/diner, creating a natural flow between the main living areas.

The kitchen/diner offers a practical and functional layout, fitted with cream wall and base units complemented by pale green worktops. There is space and plumbing for a washing machine, cooker, and under-counter fridge and freezer, while a good-sized pantry provides valuable additional storage. A door opens directly onto the rear garden, making it easy to access outdoor storage or enjoy the garden during warmer months.

Upstairs, the accommodation comprises two double bedrooms and a single bedroom. The principal bedroom, along with the family bathroom, enjoys views over the open fields to the rear, providing a pleasant outlook and a sense of privacy. The remaining two bedrooms face the front of the property and offer comfortable accommodation suitable for family members, guests, or home working. The family bathroom is fitted with a large quadrant shower cubicle and a vanity unit incorporating the wash hand basin and WC.

The rear garden is an established and manageable outdoor space, featuring a variety of mature shrubs and plants. A pathway leads to the shed and to a rear access door into the garage, offering convenient storage and access. Backing onto open fields, the garden benefits from a good level of privacy and an open outlook.

To the front of the property, a tarmac driveway provides off-road parking and leads to the garage, with established shrubs and trees adding a touch of greenery to the frontage.

Measurements

Living Room - 12'7 x 14'6 (3.84m x 4.41m)

Kitchen - 15'8 x 10'8 (4.78m x 3.26m)

Bedroom - 13'11 x 9'6 (4.25m x 2.91m)

Bedroom - 11'5 x 7'5 (3.48m x 2.27m)

Bedroom - 7'9 x 6'10 (2.37m x 2.09m)

Bathroom - 7'0 x 5'7 (2.12m x 1.70m)

Garage - 17'7 x 8'8 (5.35m x 2.63m)



Important Information

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM)

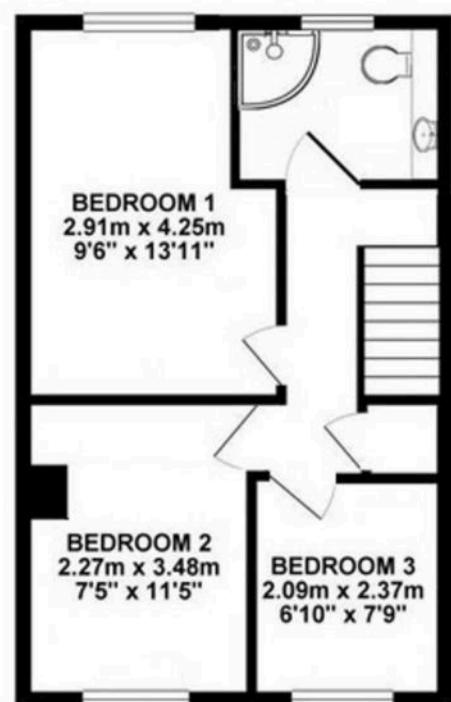
EPC Rating TBC

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

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold





WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS ETC ARE APPROXIMATE AND NO RESPONSIBILITY WILL BE TAKEN FOR ANY ERROR.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		