



Semi detached extended home

2 Clarendon Road | Newton Abbot | TQ12 5SP





PROPERTY TYPE

Semi Detached House



SIZE

1546 Sq Ft



LOCATION

Village



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Gas



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

C



in a nutshell...

- Five /Six bedrooms
- Lounge
- Dining room
- Sitting room
- Three bathrooms
- Modern kitchen
- Ample driveway parking
- Village location
- No onward chain





the details...

Situated in the highly sought after village of Ipplepen, this substantial semi detached family home offers spacious and incredibly versatile accommodation extending over three floors. Offered to the market with no onward chain, the property is perfectly suited to growing families, those looking for multi generational living or buyers seeking a home with flexible living arrangements.

A welcoming entrance hallway leads into the well planned ground floor accommodation. The bright and comfortable living room provides the perfect place to relax, while a separate reception room offers excellent flexibility as a home office, playroom or additional sitting room. The generous dining room provides an excellent space for family meals and entertaining, with doors opening onto the garden. The well appointed kitchen offers ample storage and workspace with direct access outside. The generous ground floor layout also provides excellent potential for the creation of a self contained annex, subject to any necessary consents, making it ideal for dependent relatives or independent family members.

The first floor offers four well proportioned bedrooms, all served by a family bathroom and separate WC, providing practical accommodation for busy family life. The second floor continues the theme of flexibility with two further spacious rooms, including a generous living area or sixth bedroom, an additional double bedroom and a shower room, creating an ideal space for teenagers, guests, hobbies or working from home.

Outside, the property enjoys a sunny garden, perfect for outdoor dining, entertaining and family enjoyment, with a good degree of privacy. To the front, there is ample driveway parking for several vehicles.

Please note: The property is subject to Section 157 of the Housing Act 1985. To be eligible to purchase, at least one buyer must have lived and worked in Devon continuously for a minimum of three years immediately prior to the purchase.

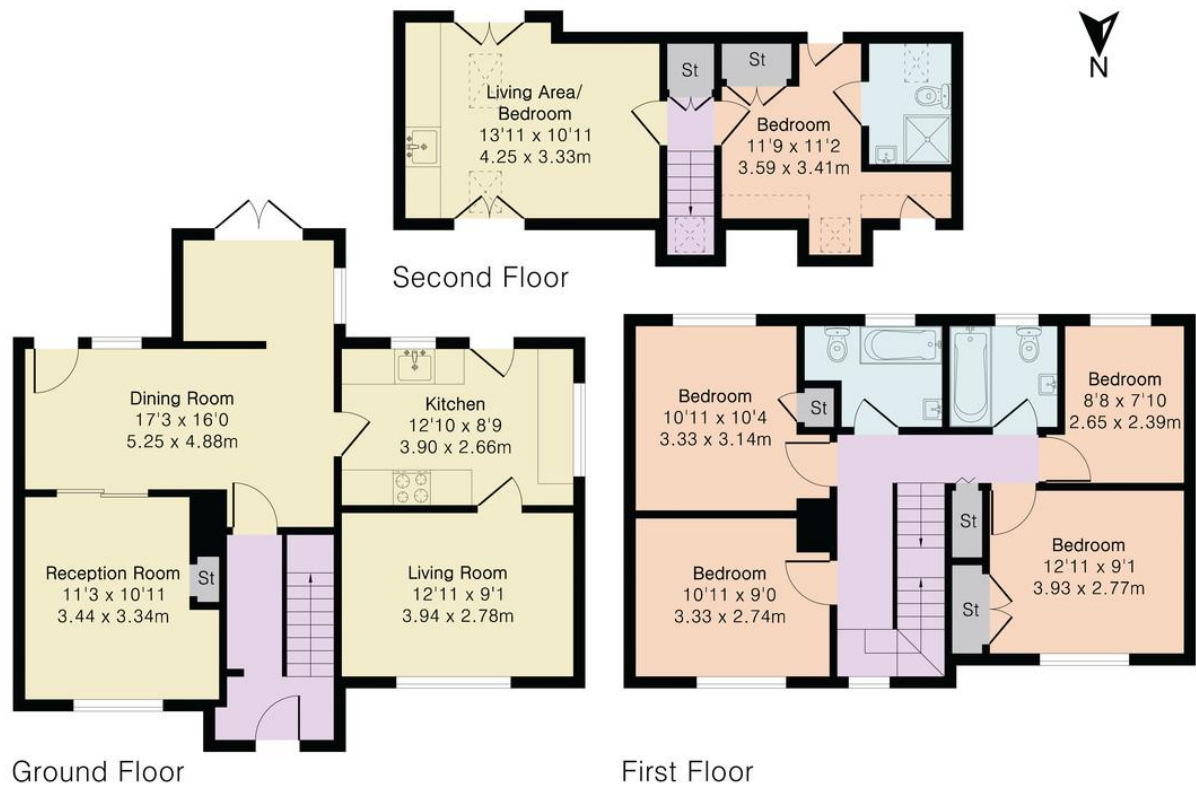


Approximate Gross Internal Area 1546 sq ft - 144 sq m

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 581 sq ft – 54 sq m

Second Floor Area 318 sq ft – 30 sq m



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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the location...

Situated in the heart of the popular village of Ipplepen, Clarendon Road enjoys a convenient location within easy walking distance of a range of everyday amenities. The village offers a well regarded primary school, village shop, post office, traditional public house, parish church, doctor's surgery and a thriving community centre, making it an ideal setting for families and those seeking village life.

For leisure, residents can enjoy the village playing fields, children's play park, sports clubs, scenic countryside walks and a network of nearby footpaths, while the beautiful Dartmoor National Park and the South Devon coast are both within easy reach for outdoor pursuits.

The property is well placed for education, with Ipplepen Primary School in the village and a selection of highly regarded secondary schools available in nearby Newton Abbot and Totnes, including Coombeshead Academy and Totnes High School.

Excellent transport links make the location ideal for commuters. The A381 provides easy access to Newton Abbot and Totnes, while the A38 Devon Expressway is just a short drive away, offering convenient routes to Exeter, Plymouth and beyond. Newton Abbot railway station provides regular mainline services to Exeter, Plymouth and London Paddington, and local bus services connect Ipplepen with the surrounding towns and villages.

Combining the charm of a thriving Devon village with excellent amenities, schools, transport connections and access to beautiful countryside and coastline, Clarendon Road is a highly desirable location for families, professionals and retirees alike.





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