

Clarendon Road, Newton Abbot, TQ12

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Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

- Three Bedroom Detached Bungalow
- No Onward Chain
- Spacious Entrance Hallway
- Bright and Generously Sized Living Room with Feature Fireplace
- South Facing Garden
- Wet Room with Electric Shower, WC and Wash Hand Basin
- Large Front Driveway Providing Ample Off-Road Parking
- Substantial Garage with Electric Door and Enclosed Rear Garden
- Sought After Village of Ipplepen
- Low Maintenance Gravelled Garden Area

Property Type: Detached Bungalow

Council Tax Band: C

A Three Bedroom Detached Bungalow with Garage, Generous Driveway and No Onward Chain

A fantastic opportunity to acquire this three bedroom detached bungalow, ideally situated in the popular village of Ipplepen. The property benefits from a garage, a large driveway providing ample off road parking and a rear garden, making it an appealing purchase for a variety of buyers. Offered to the market with no onward chain, this property is ready for its next owners to make it their own.

Accommodation

Upon entering the property, you are welcomed via an entrance porch, offering a practical space for coats, shoes and everyday storage. This leads through into a particularly spacious entrance hallway, which creates a lovely first impression and provides access to all the principal rooms within the bungalow.

Positioned towards the rear of the property are three well proportioned bedrooms, each offering versatility to suit a variety of needs. Bedroom one is a generous and naturally bright room, benefiting from plenty of natural light and offering comfortable accommodation. Bedroom two is a particularly versatile space, featuring sliding doors which open directly out onto the rear garden. This creates a lovely connection between the indoor and outdoor living space and makes the room ideal as either a bedroom, additional reception room or perhaps a separate dining area. Bedroom three is also a bright and welcoming room, benefiting from natural light and offering further flexibility for family members, guests or those requiring a home office.













The bathroom has been fitted as a practical wet room, comprising an electric shower, WC and wash hand basin. The layout offers convenient, easy access facilities.

To the front of the property is a spacious and inviting living room, which enjoys a large front facing window allowing an abundance of natural light to fill the room throughout the day. The room provides plenty of space for a range of lounge furnishings and benefits from a feature fireplace housing a wood burning stove, creating a cosy and attractive focal point, perfect for relaxing and unwinding.

The kitchen is also positioned towards the front of the bungalow and offers a good amount of cupboard storage, providing useful space for everyday kitchen essentials and general food preparation.

Outside

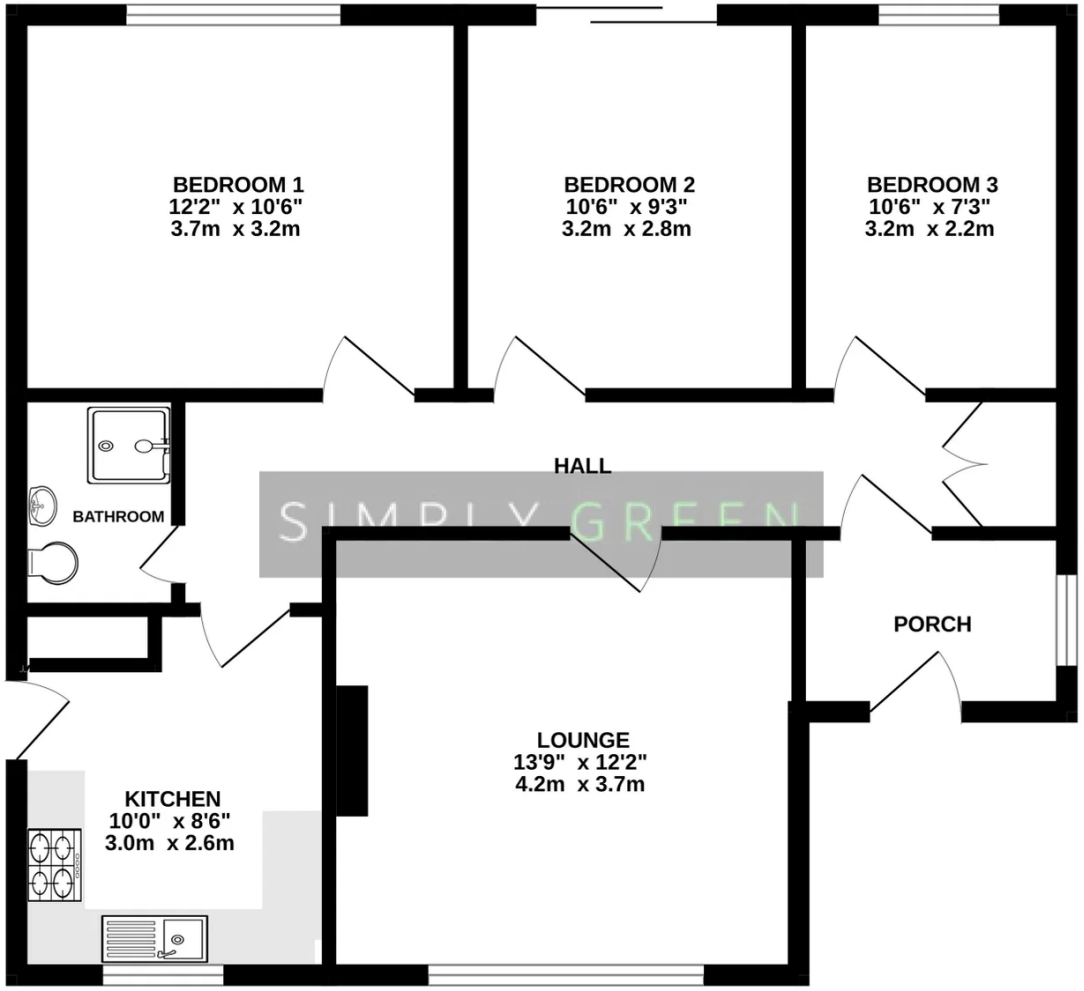
Externally, the property continues to impress with a generous front driveway, offering ample off road parking for multiple vehicles, a particularly useful feature for families or those with visiting guests. The driveway leads to a substantial garage, which benefits from an electric door and provides excellent additional storage, parking or potential workshop space. The garage also benefits from plumbing and electrical connections for a washing machine, offering additional convenience and practical utility space.

To the rear, the garden enjoys a desirable south facing aspect, making it an ideal spot to enjoy the sunshine throughout the day. The garden offers a pleasant combination of gravelled and lawned areas, creating a versatile outdoor space with the benefit of both lower maintenance sections and traditional lawned garden space. With direct access from bedroom two, this provides an ideal setting for outdoor seating, entertaining friends and family or simply enjoying the warmer months.

Overall, this three-bedroom detached bungalow offers well proportioned accommodation, excellent parking facilities, a garage and a particularly appealing south facing rear garden. Further benefits include the wood-burning stove and the property's convenient location within the popular village of Ipplepen. The property is offered to the market with NO ONWARD CHAIN, making this an excellent opportunity for a range of prospective purchasers.

Anti-Money Laundering (AML):
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.

GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



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TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

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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