





70 Dornafield Drive East, Ipplepen

Guide £300,000 Freehold

Virtual Walk-Through Available • Semi-Detached Bungalow • Recently Renovated Throughout • 2 Bedrooms • Modern Lounge & Kitchen • Contemporary Bathroom • Front & Rear Gardens • Garage With Electric Roller Door & Parking Space In Front • Highly Sought-After Village Location • Ideal First Purchase Or Investment Opportunity















This beautifully presented two-bedroom semi-detached bungalow offers a rare opportunity to acquire a thoughtfully renovated home in a highly sought-after village location. Recently modernised to a particularly high standard throughout, the property combines contemporary finishes with practical living spaces, making it the ideal first purchase or investment opportunity. Noteworthy improvements include new uPVC double-glazed windows and external doors throughout, a new central heating system with combination boiler, solid wooden internal doors and new facias on the outside. All ceilings and most internal walls have also been replastered. With a welcoming entrance porch, stylish lounge and kitchen, and a sleek modern bathroom, this home is ready for immediate occupation and enjoyment. A virtual walk-through is available for your convenience, allowing you to explore the property's inviting layout and superb condition from the comfort of your own home.

Situated in the desirable village of Ipplepen, the bungalow enjoys a peaceful yet well-connected location. The property is situated around 5 miles from the historic town of Totnes perched on the banks of the River Dart and famous for its bohemian atmosphere, and around 4 miles from the market town of Newton Abbot; both of which have mainline railway stations and can be accessed via a timetabled bus route from the village. Ipplepen offers a vibrant lifestyle opportunity for residents with many clubs and societies. Within around 700m walk from the home is an extensive selection of amenities to include: a modern health centre, ancient church, excellent pub/restaurant, small supermarket, coffee shop, bowling club. Tennis courts, play park and primary school.

Accommodation

Upon entering the property, you are greeted by a practical entrance porch that leads into the main reception hallway providing access to the living accommodation. This includes a spacious and light-filled double aspect lounge with access to the rear garden, finished in a modern style with neutral décor to suit all tastes. The adjoining kitchen has been recently updated to provide a contemporary cooking space, complete with some integrated appliances, sleek cabinetry, and ample solid surface counter tops with twin undermount sink.

Both bedrooms are well-proportioned, offering comfortable accommodation with plenty of natural light. The master bedroom is particularly generous in size, while the second bedroom is perfect for guests or use as a home office. The bathroom has been fully modernised with high-quality fittings, a stylish suite, and tasteful tiling, creating a relaxing and functional space.

Gardens

At the rear is a particularly secluded and fully enclosed garden mainly laid to lawn which leads around to the side where there is a further gravelled area with gate to the front of the property.

Parking

Adjacent to the rear boundary is a garage with power and light, fitted with a modern electric roller door and an additional parking space in front.

Agent's notes

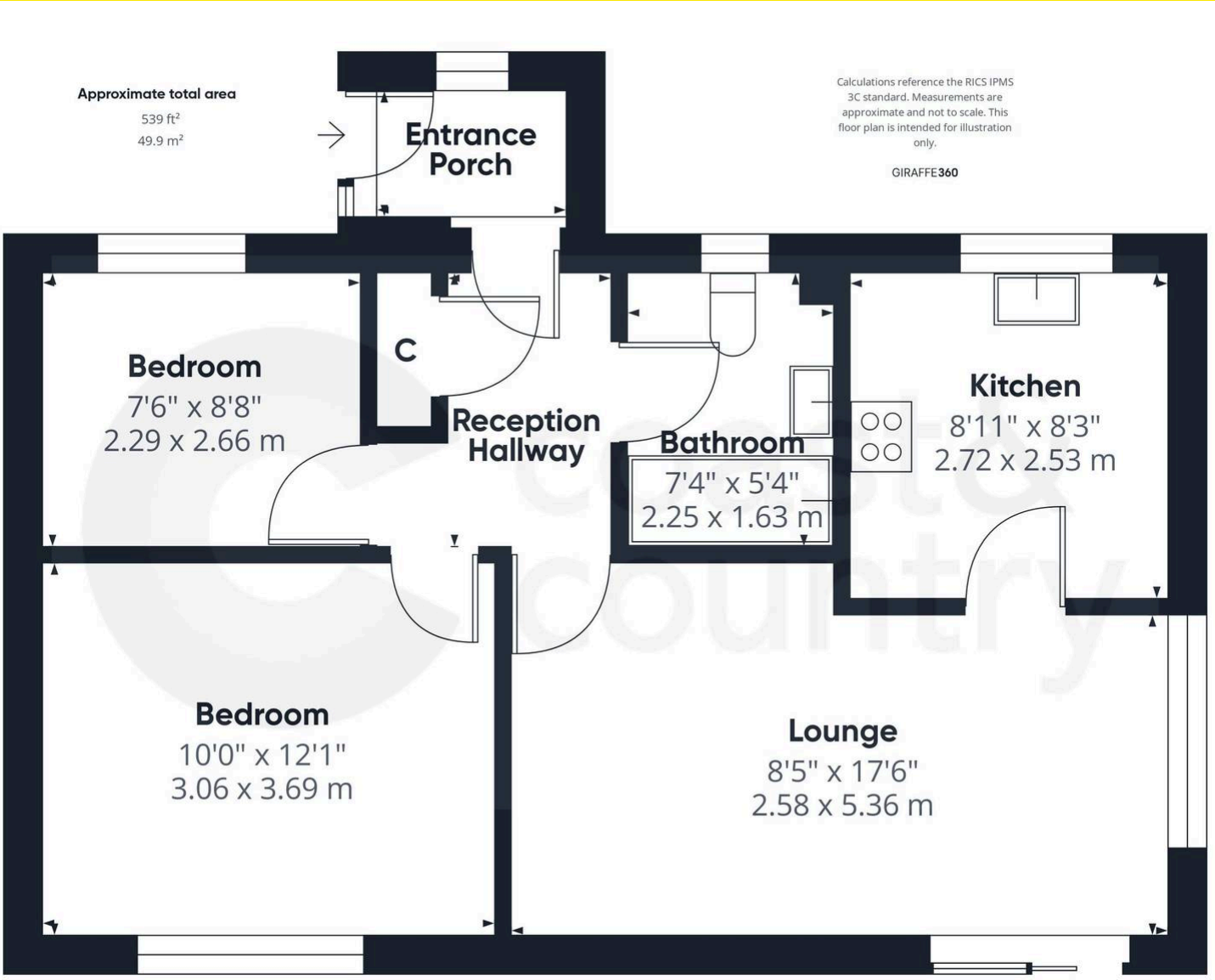
Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Please note that select trees within the boundary of this property are subject to a Tree Preservation Order.

EPC Energy Efficiency Rating: C



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers.To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.