



## Ipplepen

2x  1x 

ENERGY RATING  
D64

- Video Walk-through Available
- Mature Semi-Detached Bungalow
- 2 Double Bedrooms
- Lounge & Conservatory
- Modern Kitchen & Bathroom

- Driveway & Single Garage
- Front & Rear Gardens
- Sought-After Village
- Well-Presented Throughout
- Viewings Highly Recommended

**OIEO:**  
**£300,000**  
FREEHOLD

# 6 Cooke Drive, Ipplepen, Newton Abbot, Devon, TQ12 5QX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 6 Cooke Drive, Ipplepen, Newton Abbot, Devon, TQ12 5QX

A lovely semi-detached bungalow situated in a popular residential location within the desirable village of Ipplepen. The spacious and well-presented accommodation boasts two double bedrooms, lounge, conservatory, bathroom/WC and a recently fitted modern kitchen. Gas central heating and double glazing are installed and outside there are generous gardens, driveway and garage. The bungalow will appeal to a wide range of buyers and viewings come highly recommended to appreciate the location and accommodation on offer.

Ipplepen is a highly sought-after village and boasts a small supermarket, post office, health centre, public house/restaurant, café, two churches, community centre and library, a primary school, tennis courts and bowling green and a children's play area. The village is situated partway between the market town of Newton Abbot and historic castle town of Totnes, both of which offer a wider range of amenities and can be reached via a timetabled bus service from the village.

### The Accommodation:

A Solidor composite, part obscure double-glazed entrance door leads to the entrance hallway with access to loft. The lounge has a large window overlooking the front garden. The recently fitted kitchen has a small breakfast bar and a modern range of neutral, high-gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated appliances including Bosch oven and induction hob, fridge-freezer and dishwasher, built-in storage cupboards, window and multi obscure glazed door leading to rear porch and conservatory. The conservatory is currently used as a dining room with windows overlooking the rear garden and views towards Dartmoor, and there is utility space for a washing machine and tumble dryer. From the porch area is a multi-obscure glazed door leading to outside. Bedroom one has a window overlooking the front garden and bedroom two overlooks the rear garden. There is a modern bathroom with a white suite comprising panel bath with shower over, screen and tiling to surround, low level WC and vanity wash basin, heated towel rail and obscure-glazed window.

### Parking:

There is a driveway with ample parking leading to a single garage with power and light, and an up and over door.

### Gardens:

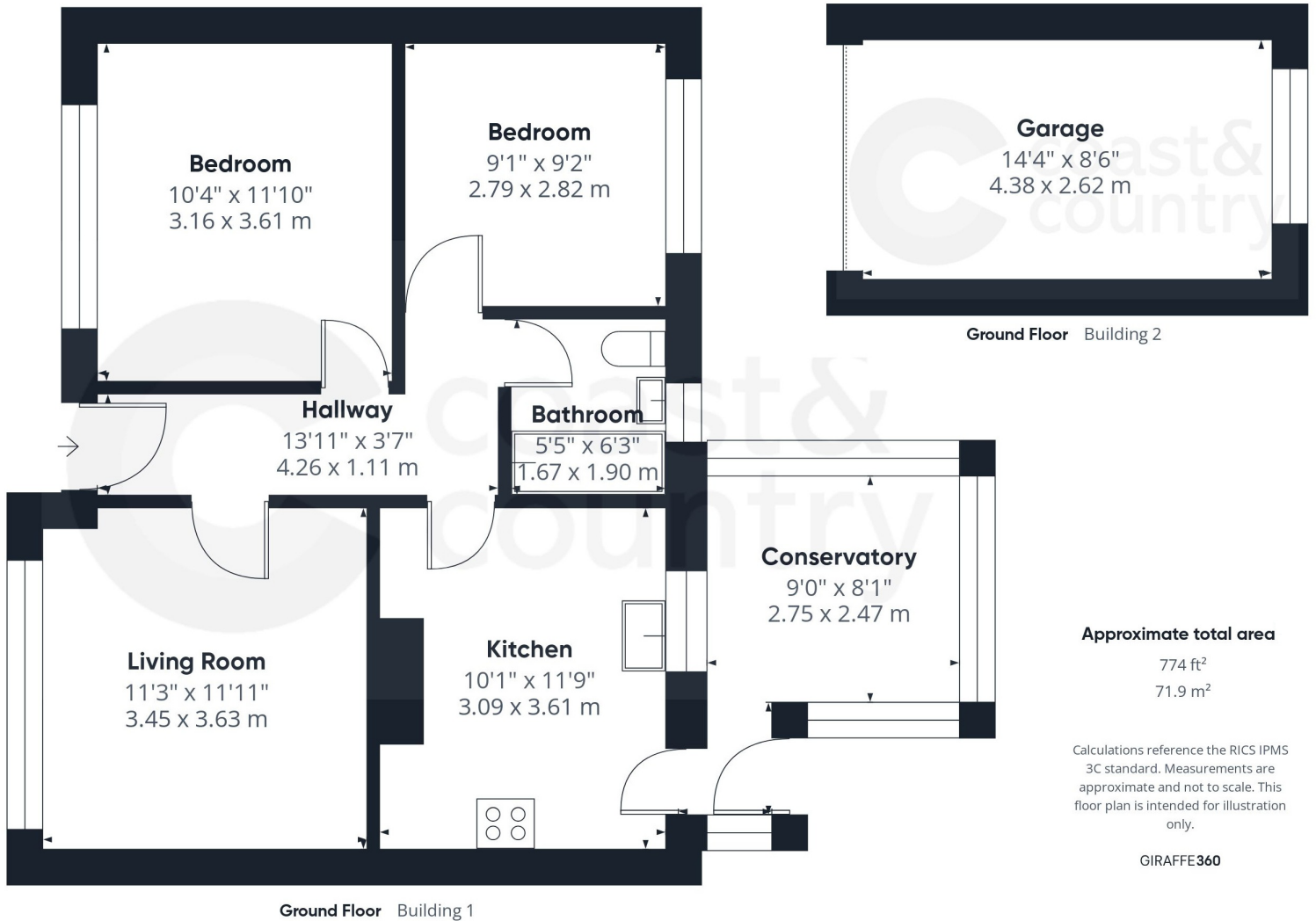
Outside to the front there is a lawned area with flower and shrub borders and path leading to the front door. The low maintenance rear garden is of a generous size with paved patio for outdoor dining, gravelled area and large level lawn with further patio and timber shed.

### Directions:

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road. Take the 2nd left into Cooke Drive.



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## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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  $\pm$  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.