

Elliott Court, Ipplepen

Guide Price £180,000

For Sale By Modern Auction

In a tucked away village position, this well-presented two-bedroom home offers comfortable living with a semi rural feel and benefits from allocated parking and communal gardens.

On the ground floor, an entrance porch leads directly into the kitchen/diner and also the spacious sitting room. The first-floor landing provides access to two bedrooms. The principal bedroom is particularly generous, offering two built-in wardrobes and an additional storage cupboard, along with pleasant front aspect views. A contemporary shower room, complete with a walk-in shower and a Velux window, serves both bedrooms. Outside are well maintained communal gardens along with the convenience of allocated parking and additional visitor spaces.

In internal inspection of this superb home is recommended in order to appreciate the tucked away yet convenient location on the edge of the sought after village of Ipplepen.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and UPVC obscure glazed door to:

ENTRANCE PORCH - 1.37m x 1.02m (4'6" x 3'4") Coved and textured ceiling with light point, door to sitting room, archway to:

KITCHEN/DINER - 4.93m x 3.07m (16'2" x 10'1") Maximum measurements. Coved and textured ceiling with inset spotlights, wall light point, UPVC double glazed window to front aspect, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching wall cabinets, built in eye level double electric oven, integral fridge and freezer, space and plumbing for washing machine, cupboard housing the boiler.

SITTING ROOM - 4.93m x 4.57m (16'2" x 15'0") Coved and textured ceiling with wall light points, UPVC double glazed windows to front aspect, radiators with thermostat control, feature fireplace, stairs with handrail to first floor, TV connection point.









FIRST FLOOR LANDING Coved and textured ceiling with light point, smoke detector, hatch to loft space, doors to:

BEDROOM ONE - 4.6m x 4.14m (15'1" x 13'7") Maximum measurements. Coved and textured ceiling with light point, UPVC double glazed windows to front aspect, radiators with thermostat control, two built in double wardrobes and further storage cupboard.

BEDROOM TWO - 2.57m x 2.08m (8'5" x 6'10") Coved and textured ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, dado rails.

SHOWER ROOM/WC - 2.57m x 2.08m (8'5" x 6'10") Coved and textured ceiling with light point, Velux window, extractor fan, heated towel rail. Comprising shower cubicle with mains fed shower and sliding door, pedestal wash hand basin, WC.

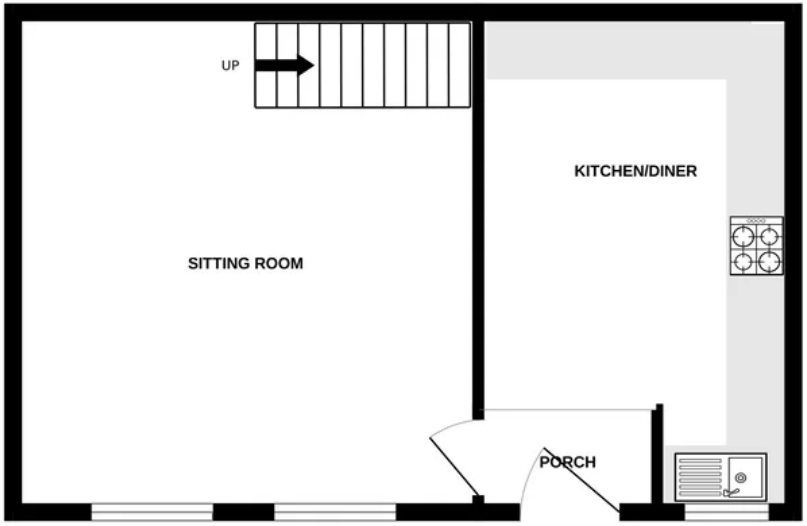
OUTSIDE Outside is a well maintained communal garden, allocated parking and visitors parking.

USEFUL INFORMATION

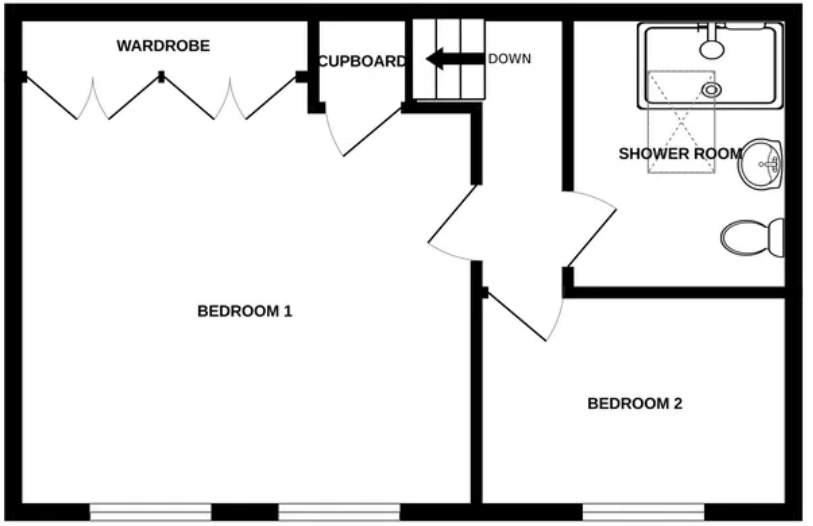
Tenure – Freehold
Age - Converted 1990
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - To confirmed
Broadband - 1000
Mobile -Signal strength (0-4) EE: 0, Three: 0, O2: 3, Vodafone: 3

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GROUND FLOOR



1ST FLOOR



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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