



Ipplepen

5x 2x

ENERGY RATING D64

- Video Walk-through Available
- Spacious Detached Bungalow
- 5 Bedrooms (x1 En Suite)
- Generous Sized Living Room
- Contemporary Kitchen With Island
- Modern Family Bathroom
- Utility & Seperate WC
- Front & Rear Gardens
- Driveway, Covered Carport & Garage Store
- Cul De Sac Location

Guide Price:
£495,000
FREEHOLD

6 Dornafeld Close, Ipplepen, Newton Abbot, TQ12 5SN



1000s of homes sold in Teignbridge

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

6 Dornafield Close, Ipplepen, Newton Abbot, TQ12 5SN

A particularly roomy and deceptively spacious detached bungalow offering family size accommodation. Situated in a small cul de sac in the heart of the highly sought after and well served village of Ipplepen, the bungalow occupies a good size level plot which widens to the rear boundary with the rear garden offering lawn and patio gardens which are privately enclosed. There is a driveway and wide covered carport providing ample parking as well as an integral garage style store for bikes etc. The property benefits from gas central heating, double-glazed windows and solar panels with battery storage which are owned by the property rather than leased. Ipplepen is located around 4 miles from the market town of Newton Abbot and around 5 miles from the historic town of Totnes both of which can be reached via a timetabled bus service from the village. Within around 500 meters walk are an excellent range of amenities including a small supermarket, modern health centre, ancient church, popular inn / restaurant, coffee shop, primary school, village hall, sports field, bowls club and tennis courts. The village offers a particularly vibrant lifestyle opportunity with many clubs and societies for all age groups.

The Accommodation:

Stepping inside the first-class interior is well presented with modern fittings and offers plenty of natural light. Being on one level the accommodation offers a degree of versatility but is currently arranged to provide 5 bedrooms, the principal with an up to the minute en suite shower room with WC and basin and a good size walk in wardrobe. A generous sized living room featuring French doors to the garden is the perfect space to relax and unwind. There is a show stopping kitchen with large central island and breakfast bar off which is a separate plumbed utility room with a door to the garden and handy separate WC off. Completing the picture is a family bathroom with modern white suite.

Parking:

Driveway and wide covered carport providing ample parking as well as an integral garage style store.

Gardens:

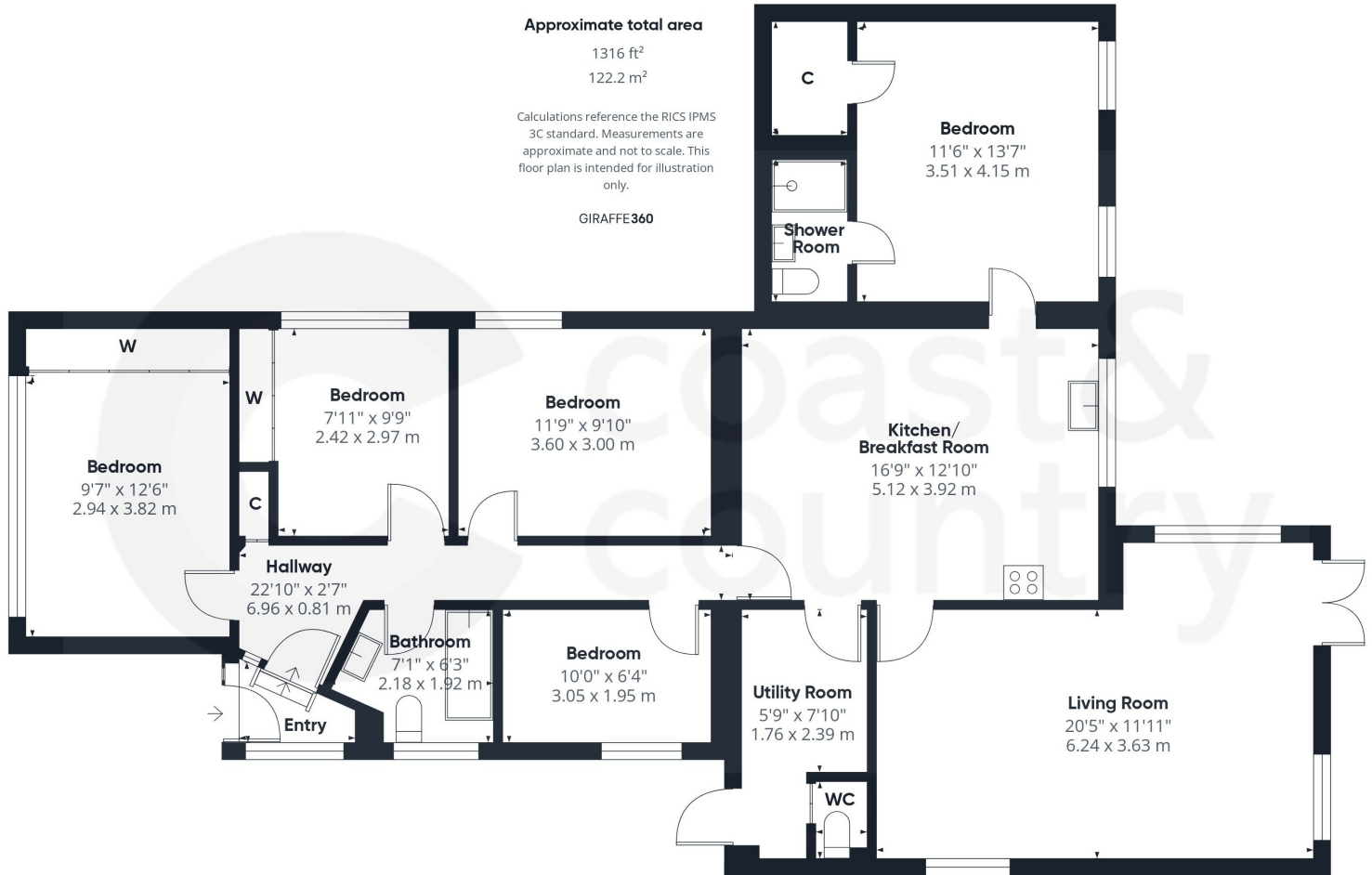
At the front of the property there is a lawned area adjacent to the driveway. A path leads to the front door and side access gate leading to the rear garden which is predominantly laid to lawn with a patio area for enjoying warm summer evenings.

Directions:

From Newton Abbot take the A381 towards Totnes. After around 4 miles and after passing the fuel station/Spar shop/post office take the first right hand turn into Foredown Road which is signposted for Ipplepen. Follow the road for around 500 metres and then, at the crossroads, turn right into Dornafield Road and then take the first right into Dornafield Drive West. Dornafield Close is on the right.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

There has recently been work carried out to change the internal layout of the property including garage and addition/rearrangement of windows and doors. We currently await sight of the building regulations sign off.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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.