



Ipplepen

3x  2x 

ENERGY
RATING
C76

- Video Walk-through Available
- Mid Terraced Town House
- Beautifully Presented Over 3 Floors
- 3 Bedrooms (Principal En Suite)
- Lounge With French Doors

- Modern Kitchen/Dining Room
- Contemporary Family Bathroom
- Front & Rear Gardens
- Off Road Parking
- Highly Sought-After Village Location

Guide Price:
£325,000
FREEHOLD

7 St. Marys Place, Ipplepen, Newton Abbot, TQ12 5FF



1000s of homes sold in Teignbridge

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

7 St. Marys Place, Ipplepen, Newton Abbot, TQ12 5FF

In show home condition, this superb, three-bedroom, mews style town house is located in the heart of this highly sought after village and close to a wide range of amenities. The spacious accommodation is arranged over three floors, has been modernised to a high standard and offers most deceptive accommodation with noteworthy features including an en suite to the master bedroom, modern white high gloss kitchen with a comprehensive range of integral appliances, allocated off road parking and a delightful easy to maintain and enclosed rear courtyard garden. Internal 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 composite, part double-glazed entrance door leads to the entrance hallway with stairs to first floor and a cloakroom/WC with low-level WC, vanity wash basin and uPVC, obscure, double-glazed window. The lounge has a uPVC, double-glazed window with window shutters and uPVC, double-glazed French doors opening to the rear garden. The kitchen/dining room which has been extended and is a bright and airy room with a uPVC, double-glazed window to front with window shutters and a Velux window. There is an extensive modern range of white, high gloss wall and base units with ample worksurfaces and matching splashback, inset single drainer sink unit, built-in appliances include oven and hob, dishwasher and washing machine with space for fridge/freezer.

Upstairs on the first floor the landing has stairs to second floor and bedroom one has a uPVC, double-glazed window to front with window shutters and an en-suite shower room with modern suite comprising corner shower cubicle, low-level WC with concealed cistern, vanity wash basin, heated towel rail and uPVC, obscure, double-glazed window. Bedroom three has a uPVC, double-glazed window to rear with window shutters and the family bathroom has a modern white suite comprising panelled bath with

mixer tap, shower over, folding screen, low-level WC and wash basin in vanity unit, heated towel rail and uPVC, obscure, double-glazed window. On the second floor the stairs lead into bedroom two which is dual aspect and has uPVC, double-glazed windows to front and rear with window shutters and built-in storage cupboard.

Parking:

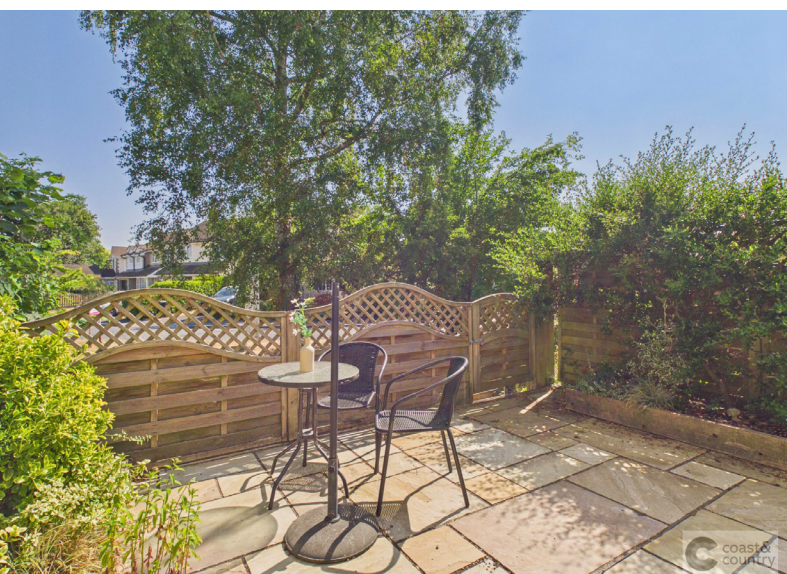
Allocated parking space and additional visitors parking spaces.

Gardens:

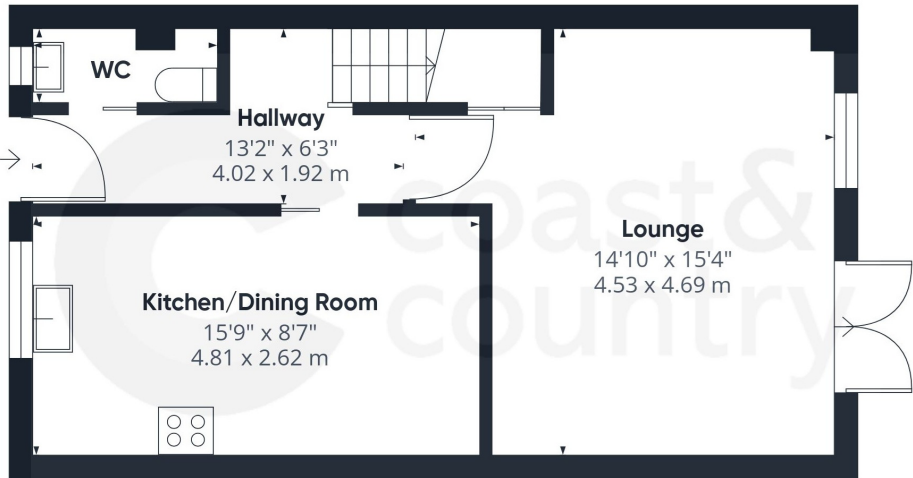
Outside to the front there is a gate and path leading to front door with well stocked shrub borders and seating area. The rear garden is paved with shrub borders, gate and steps leading to stream and rear access.

Directions:

From Newton Abbot take A381 Totnes Road towards Totnes. Just after the petrol station / Spar shop / Post Office take the right hand turn for Ipplepen. Follow the road into the village where St. Mary's Place can be found on the right hand side.



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Ground Floor

Approximate total area

987 ft²
91.6 m²

Reduced headroom

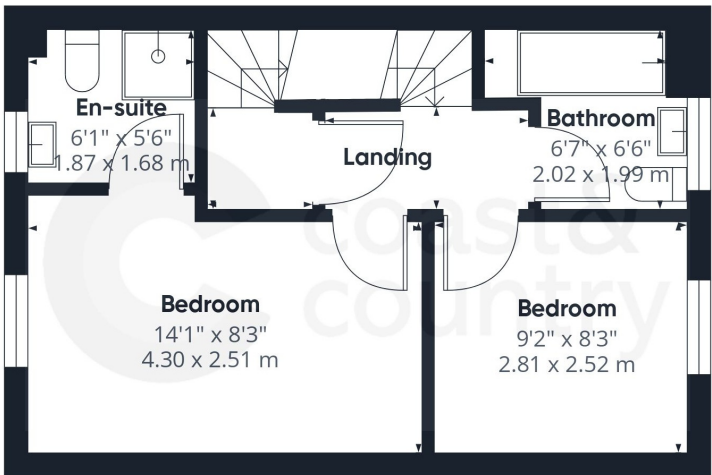
5 ft²
0.5 m²

Reduced headroom

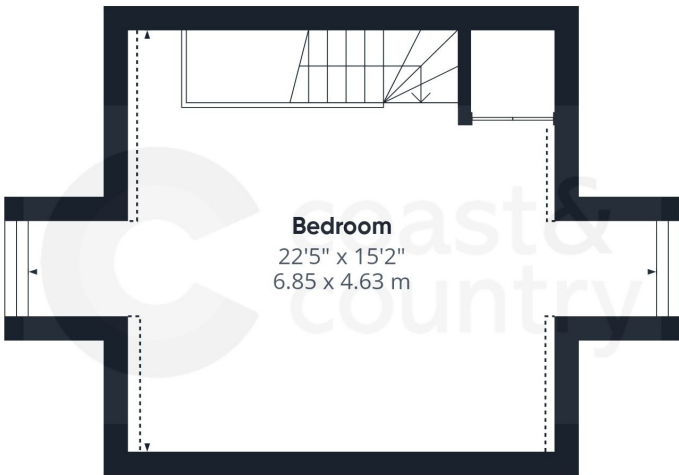
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Floor 2

Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Service Charge: Currently approximately £50 per annum for the continued upkeep of communal grounds.
Review Period: Annually.
Mains gas. Mains electricity. Mains water. Mains drainage.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	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.