



Ipplepen

3x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Well-Presented Detached Bungalow
- 3 Bedrooms (1 upstairs)
- Generous Lounge/Diner
- Modern Kitchen and Shower Room
- Driveway and Single Garage
- Level Private Garden
- Summer House with Power
- Cul-de-sac Position
- Village Location

Guide Price:
£375,000
FREEHOLD

5 Luscombe Close, Ipplepen, Newton Abbot, TQ12 5QJ



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This beautifully presented detached bungalow, situated in a sought-after cul-de-sac, offers comfortable and convenient living split over two floors. With three well-proportioned bedrooms and a modern shower room, this home is ideal for those seeking ease of access and a private retreat.

Located in the ever-popular village of Ipplepen, this home offers excellent access to local amenities such as shops, primary schools, public house, transport links, and green spaces, making it a prime location for a balanced lifestyle. Don't miss the opportunity to make this charming bungalow your new home.

The Accommodation:

The inviting reception room provides a bright and airy space for relaxation and entertaining, complementing the practical layout of the property. The kitchen is located to the rear of the property and has recently been replaced with built-in slim-line dishwasher, electric oven and hob along with space for a fridge/freezer. The overall design focuses on a seamless flow, ensuring a welcoming atmosphere throughout.

The property benefits from mains gas central heating, ensuring warmth and comfort throughout the year. For modern connectivity, FTTC broadband is available.

Outside:

Step outside to discover a private garden, offering a peaceful outdoor space perfect for enjoying the fresh air or for those with a keen eye for gardening along with a large summer house, a raised decking area off the second bedroom and a private seating patio area to one side of the garden. A single garage provides secure parking or additional storage, further enhancing the appeal of this residence.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. Take the main turning right into the village, just after the Texaco garage, (Foredown Road). Follow the road to its end and turn left by the village hall onto Biltor Road. Take the first turning on the left, after the primary school into Luscombe Close, and then take the first left.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

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	68 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. 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.