



## Ipplepen

3x  1x 

ENERGY RATING D63

- Video Walk-through Available
- Smartly Presented End Terraced House
- 3 Bedrooms
- Open Plan Living/Dining Room
- Kitchen With Built In Units
- Entrance Porch & Hallway
- Modern Shower Room
- Corner Plot Gardens With Lawn & Patio
- Gravel Driveway & Covered Carport With Door
- Sought After Village Location

**Guide Price:**  
**£300,000**  
FREEHOLD

# 45 Clarendon Road, Ipplepen, Newton Abbot, TQ12 5QS



1000s of homes sold in Teignbridge

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

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Standing on a lovely corner plot is this smartly presented end terraced house which benefits from a gas central heating system and double-glazed windows. In the same ownership for some years the property has clearly been and cherished but now does offer some potential for a degree of updating allowing a new owner to put their own stamp on their new home. In addition, and subject to obtaining all required consents and approvals the property offers much potential for extension ideal for the growing family.

The property is located within the highly sought after village of Ipplepen itself situated around 4 miles from the market town of Newton Abbot with its excellent range of shops, businesses, bars, restaurants and road links and around 5 miles from the historic town of Totnes famous for its bohemian atmosphere. Both towns offer mainline railway stations and are accessible via timetabled bus services. The village offers a vibrant and active lifestyle opportunity with many clubs and societies. Within a short stroll from the house are a wide range of facilities including a primary school, small supermarket, modern health centre, excellent inn/restaurant, coffee shop and sports facilities.

## The Accommodation:

Stepping inside, the accommodation is light and airy and has a traditional layout. The front door opens through a porch into a spacious hallway with stairs to the first floor. An open plan living room is double aspect with picture window to the front and patio door to the rear garden. A square shaped kitchen has a door to outside, and a selection of units arranged in a U shape.

Moving up to the first floor there are 3 bedrooms one of which enjoys a lovely open aspect towards Denbury Down and a well-appointed modern shower room with WC, basin and fully tiled walls.

## Parking:

Detached, covered car port with metal up and over door and ample space on gravel driveway.

## Gardens:

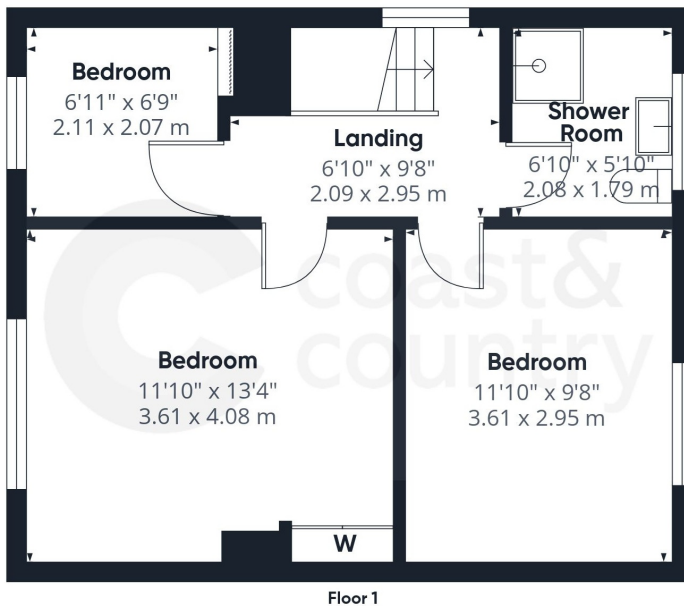
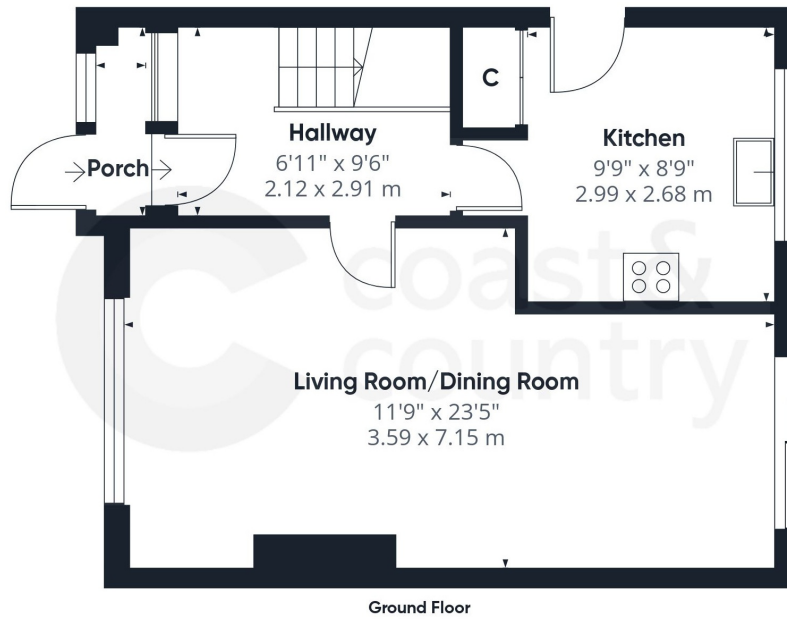
Lovely corner plot with lawns, terraces and colourful planting.

## Directions:

From Newton Abbot take the A381 Totnes Road towards Totnes. After around 4 miles and approximately 100 meters after the petrol station on the left take the main tuning in to Ipplepen. Follow the road and take the second left and then first right into Cooke Drive. Follow the road around the bend and the property will be found on the right hand side on the corner of Clarendon Road.



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**Approximate total area**

830 ft<sup>2</sup>  
77 m<sup>2</sup>

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

GIRAFFE360

**Agents Notes:**

Council Tax: 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		
69-80	C		76 C
55-68	D	63 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 ± 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.