



Ipplepen

4x  2x 

ENERGY
RATING
C71

- Video Walk-through Available
- Superb Semi-Detached House
- 4 Bedrooms (1 En Suite)
- Show-Stopping Kitchen/Dining/Family Room
- Separate Lounge
- Utility Room
- Lovely Enclosed Rear Garden
- Driveway & Garage/Store
- Cul-De-Sac Position
- Sought-After Village Location

Guide Price:
£450,000
FREEHOLD

1 North End Close, Ipplepen, Newton Abbot, TQ12 5TJ



1000s of homes sold in Teignbridge

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

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A stunning family home located in a conservation area in a small exclusive cul-de-sac on the edge of this highly sought-after village. The spacious and extended accommodation is tastefully presented and in show home condition throughout and a particular feature is the large, light and airy modern kitchen/dining/family area which has large patio doors opening onto the garden. Gas central heating and double glazing are installed and outside there is a generous landscaped garden which enjoys a sunny aspect, a garage/store and driveway parking. This beautiful home will appeal to a wide range of buyers and internal viewings come highly recommended to appreciate the condition, accommodation, gardens and location on offer.

North End Close is a small select cul-de-sac located just off the village centre. The village itself has a variety of amenities including a highly regarded primary school, a medical centre, small supermarket, public house/restaurant and sports field with tennis courts, Bowling Green, and children's park. Ipplepen is situated part way between the market town of Newton Abbot and castle town of Totnes, both of which are approximately 4-5 miles away, have a wide selection of shops and amenities and can be accessed via a timetabled bus service from the village.

The Accommodation:

An open canopy porch and part obscure-glazed entrance door leads to the entrance hallway with stairs to first floor and cloakroom/WC with low-level WC and corner wash basin. The lounge has a window to front and built-in wood burner with cupboards and shelving. There is a stunning kitchen/dining/family room which is a bright and airy room with sliding patio doors with side panels opening to the garden, further windows to side and Velux windows. The kitchen is extensively fitted with a range of wall and base units with solid wood work surfaces and matching splashback, space for range style cooker and fridge freezer, a large central island with quartz worktop, inset sink unit, built-in breakfast bar and dishwasher. There is a separate utility room with wall and base units, work surfaces, inset single drainer sink unit, window and part double glazed door to outside and courtesy door to garage.

Upstairs on the landing there is a cupboard housing wall mounted gas boiler, further deep cupboard with hanging rail and shelving and there is also access to a loft. Bedroom one has a window to front and en-suite shower room comprising shower cubicle, low level WC, circular bowl sink unit, deep built-in storage cupboard and heated towel rail. Bedroom two has a window to front and access to loft room via pull down steps. The loft room is carpeted and has a Velux window. Bedroom three has a window

to rear and a range of built-in cupboards. Bedroom four also has a window to rear. The bathroom has a white suite comprising panelled shower bath with mixer tap/shower attachment, screen and tiling to surround, low level WC, pedestal wash basin, heated towel rail and two windows.

Parking:

Driveway leading to an integral garage/store.

Gardens:

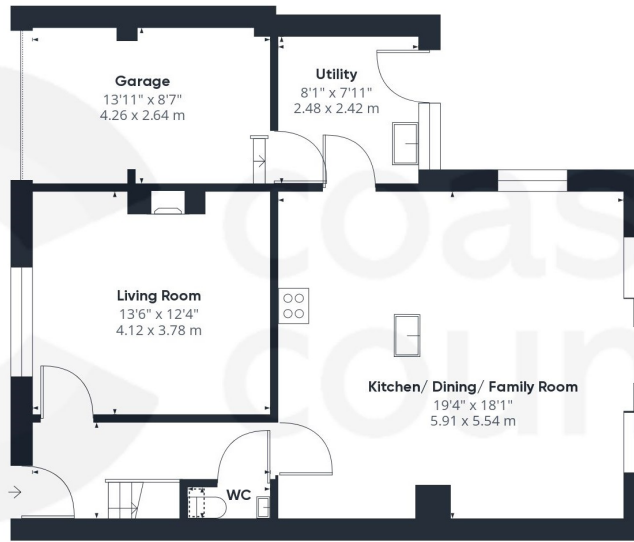
To the front is a lawned area, paved path and steps to front door as well as paved side access and gate to the rear garden. The rear garden has been attractively landscaped and is a generous size enjoying a very sunny aspect with large porcelain paved patio making an ideal area for enjoying the sun and alfresco dining. There is also a timber shed and good-sized lawn with well stocked flower and shrub borders and further decked terrace in the corner.

Directions:

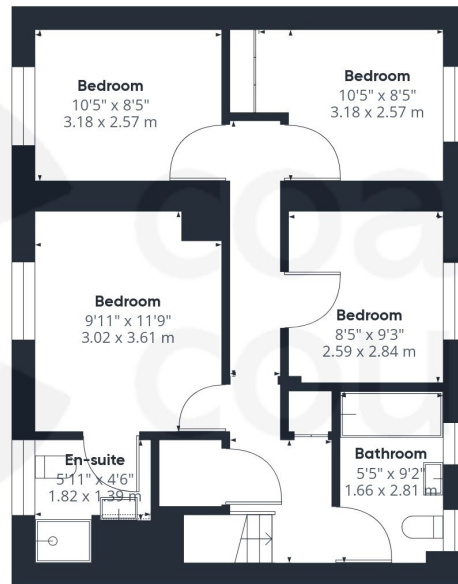
From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right at Causeway Cross into Ipplepen (Foredown Road). Follow the road through the village, turn right at the war memorial into North Street. North End Close is 150 yards down the road on the left hand side.



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Ground Floor



Floor 1

Approximate total area

1347.24 ft²

125.16 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Please note: The parking for this property consists of the area in front of the garage/store.

The remainder of the driveway including wooden framed structure to the left of the house belongs to another property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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 ± 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.