



Ipplepen

3x 2x

ENERGY RATING D65

- Video Walk-through Available
- Mature Detached Bungalow
- 3 Bedrooms (x1 En Suite)
- Cosy Living Room With Open Views
- Kitchen & Lobby/Utility Room

- Seperate Dining Room
- Double-Glazed Conservatory
- Family Shower Room
- Front & Rear Gardens
- Long Driveway & Single Garage

OIEO:
£350,000
FREEHOLD

28 Biltor Road, Ipplepen, Newton Abbot, TQ12 5QL



1000s of homes sold in Teignbridge

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

28 Biltor Road, Ipplepen, Newton Abbot, TQ12 5QL

A mature, detached bungalow in a lovely position on the edge of the higher sought after and well served village of Ipplepen.

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:

Extended in the past, the accommodation being on one level offers a degree of versatility but is currently arranged to provide 3 bedrooms, the principal with an ensuite. There is a cosy living room enjoying lovely views over the fields on the other side of the road and a separate dining room with a patio door opening to a double-glazed conservatory which opens to the rear garden. The fitted kitchen has an integrated oven, hob and microwave. Off the kitchen is a lobby/utility with back door and plumbing for a washing machine. Completing the picture is a well-appointed family shower room with WC and basin.

Parking:

A long-gated driveway and single garage provide plenty of parking.

Gardens:

To the front, a lawned area sits adjacent to the driveway, enjoying an open aspect over fields. To the rear, the property boasts a secluded lawned garden with gravelled area and practical timber shed.

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 through the village passing the Wellington Inn and just after the health centre turn left into Edgelands Lane. Follow the road past the school as the road becomes Biltor Road and the property can be found on the left.



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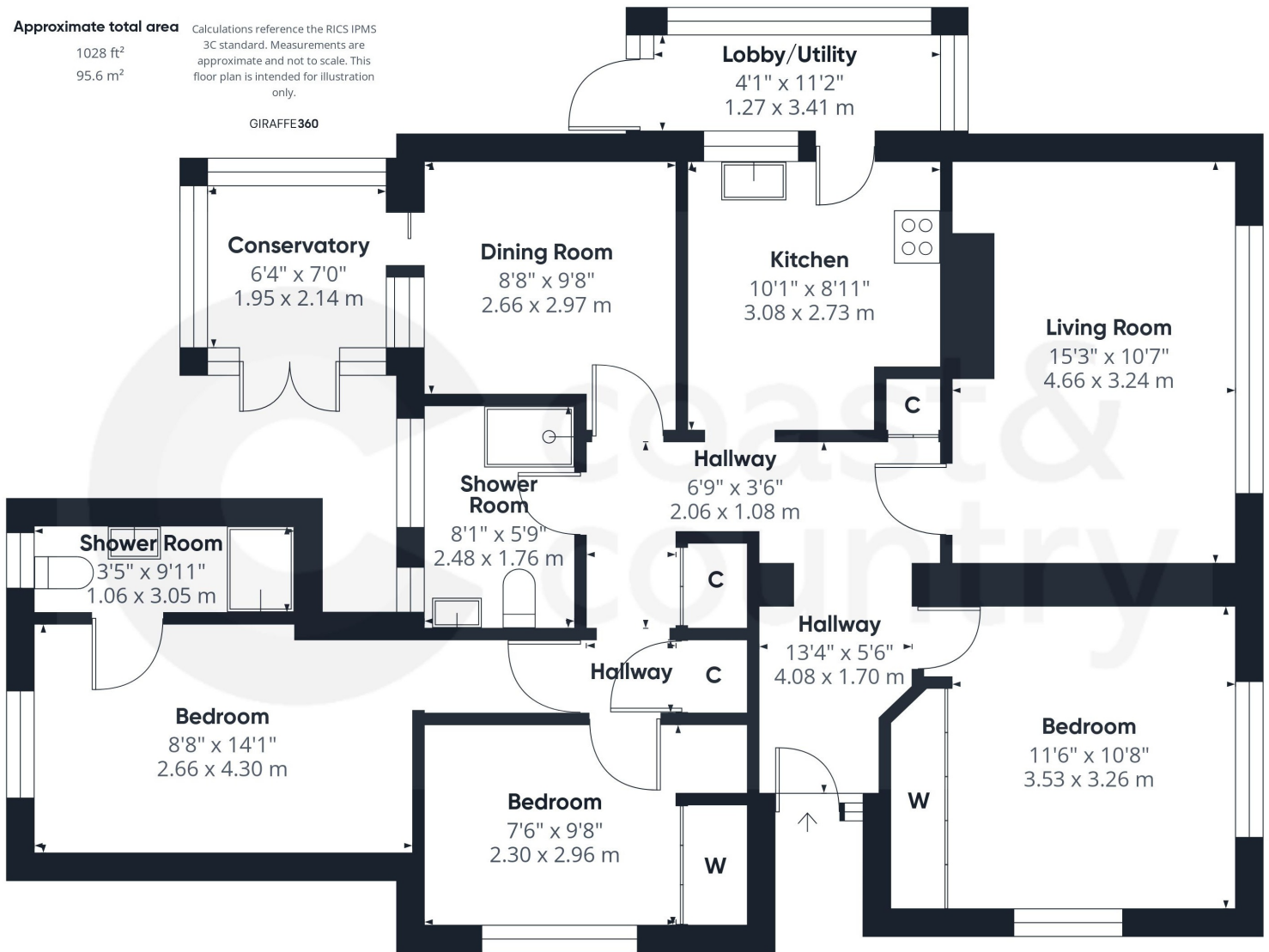
Approximate total area

1028 ft²

95.6 m²

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: Currently Band D

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		74 C
55-68	D	65 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.