



Ipplepen

3x  2x 

ENERGY
RATING
E51

- Video Walk-through Available
- Link Detached House
- 3 Bedrooms
- Lounge With Wood Burning Stove
- Kitchen With Fitted Cabinets
- Entrance Hall & Conservatory
- Bathroom & Downstairs Shower Room
- Enclosed Rear Garden
- Driveway & Single Garage
- Cul De Sac Location

Guide Price:
£350,000
FREEHOLD

11 Crokers Way, Ipplepen, Newton Abbot, TQ12 5QZ



1000s of homes sold in Teignbridge

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

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Around 40 years old and of traditional construction, this link detached house is situated within a cul de sac in the heart of this highly sought after and well served village.

Ipplepen is located around 4 miles from the market town of Newton Abbot and 5 miles from the historic town of Totnes famous for its bohemian atmosphere. Both towns are accessible via timetabled bus services from the village and have main line railway stations. The village offers a vibrant and active lifestyle opportunity with many clubs and societies. Within around 500 meters walk from the house are a first-class range of amenities including a primary school, modern health centre, popular local inn/restaurant, coffee shop, ancient church, play park, tennis courts, bowling club and a small supermarket.

The Accommodation:

Stepping inside the accommodation is light and airy and offers a degree of versatility. A good-sized enclosed porch with tiled floor leads through to the entrance hallway with stairs to the first floor and a recessed fitted cloaks cupboard. Overlooking the front with a view down the cul de sac is the kitchen with a comprehensive range of fitted cabinets and a door to outside with a pathway leading around to the rear garden. At the rear is a well-proportioned living room with floor mounted wood burning stove and a double-glazed patio door opening to a lovely uPVC frame double-glazed conservatory which overlooks and has doors opening to the rear garden. Also on the ground floor is bedroom 3 which is a good double size, adjacent to which and accessed from the hallway is a shower room with basin and WC. Both the living room and bedroom have stylish part vaulted ceilings with roof windows providing plenty of natural light.

Moving up to the first floor there are 2 further bedrooms the principal with deep recessed fitted wardrobes and separate airing cupboard and a family bathroom with WC and basin.

Parking:

An attached single garage and driveway provide ample parking.

Gardens:

The property has a surprisingly private and level enclosed garden at the rear which has been landscaped with ease of maintenance in mind and provides a lovely setting for outdoor entertaining and al fresco dining.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village at Causeway Cross (Foredown Road). Follow the road straight through the village and then turn left opposite the Wellington Inn into Clampitt Road. Take the second left into Crokers Way.



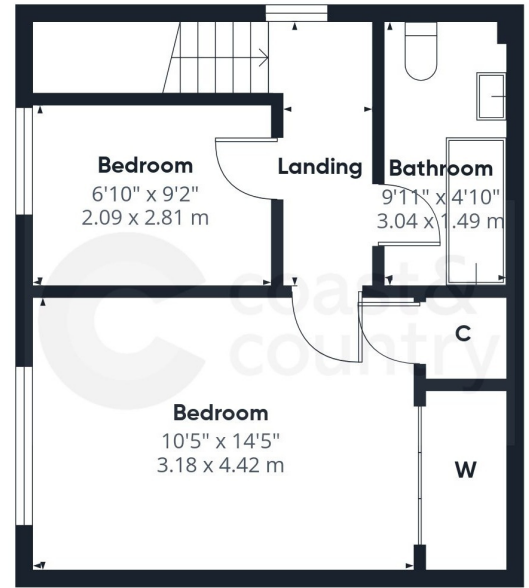
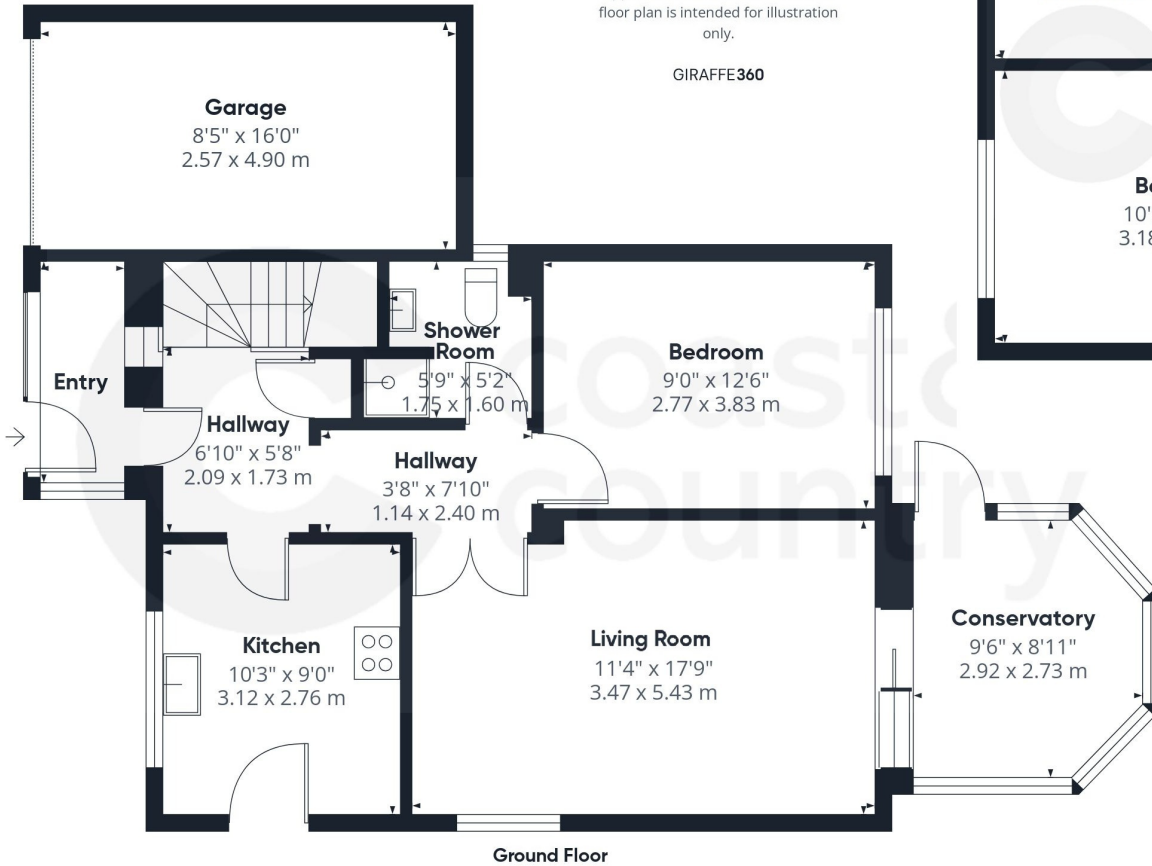
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Approximate total area

1119 ft²
103.9 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 electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 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.