



Ipplepen

3x  2x 

ENERGY
RATING
C77

- Video Walk-through Available
- Detached Bungalow
- 3 Bedrooms
- Spacious Lounge
- Modern Kitchen/Diner
- Family Bathroom, WC & En-Suite
- Enclosed Rear Garden
- Summer House & Shed
- Garage & Driveway
- Tucked Away Cul De Sac Location

Guide Price:
£435,000
FREEHOLD

2 Rose Gardens, Ipplepen, Newton Abbot, TQ12 5US



1000s of homes sold in Teignbridge

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

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A first class detached bungalow, occupying a lovely tucked away position in this highly regarded and well served village. Beautifully presented, the property has been the subject of much improvement over recent times and is finished with light neutral tones and new floor coverings throughout. With a good-sized attached garage with remote electric door and driveway approach providing the parking, the property has a privately enclosed garden at the side with lawn, paved area, summer house and shed.

Rose Gardens is a modern development of just 3, similarly styled detached bungalows located around half a mile from the centre of the desirable village of Ipplepen. Offering a vibrant and active lifestyle opportunity with many clubs and societies, the village is situated around 4 miles from the market town of Newton Abbot and 5 miles from the historic town of Totnes, both of which are accessible via a time tabled bus route from the village. Local amenities include a popular inn, primary school, modern health centre, small supermarket and well attended church.

The Accommodation:

Stepping inside the front door opens into a spacious hallway with double door linen cupboard with radiator. Accessed through twin glazed doors in the hall is the good size lounge with 2 windows enjoying an open aspect to the front. Opening to the rear through French doors and with a window providing plenty of natural light is the impressive kitchen/diner which has been renewed recently with a selection of up to the minute cabinets and a wide selection of integrated appliances. There are 3 bedrooms, the principal with a modern ensuite shower room with WC and basin and completing the picture is a newly fitted bathroom with bath, WC, basin and separate shower cabinet.

Parking:

Attached single garage with remote electric door and driveway.

Gardens:

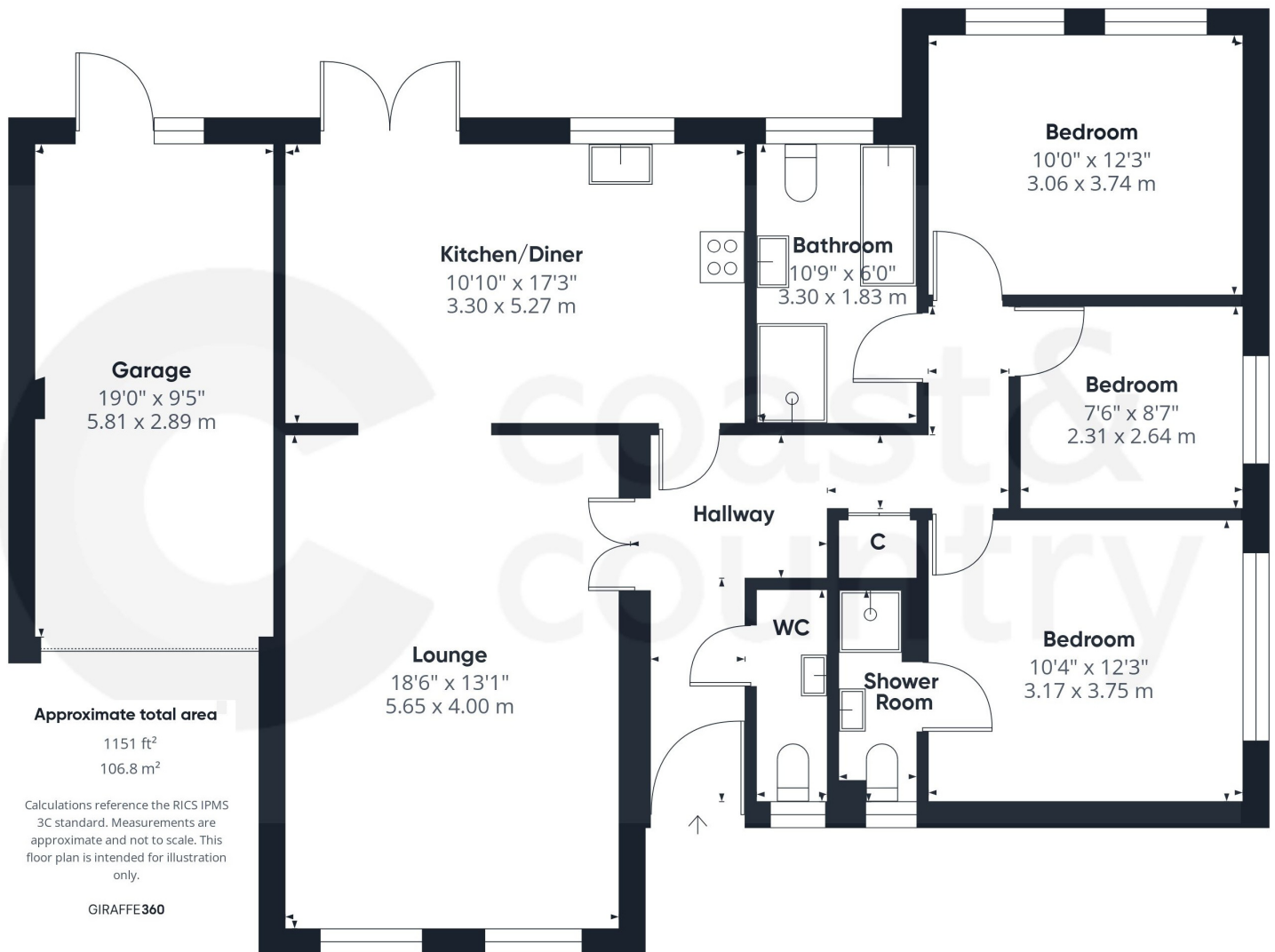
Privately enclosed garden at the side with lawn, paved area, summer house and shed.

Directions:

From Newton Abbot town centre take the A381 towards Totnes. After approx 4 miles take the right hand turn signposted for Ipplepen into Foredown Road. Then take second left into Cooke Drive. At the t Junction turn left into Ledsgrove and at the second bend in the road Rose Gardens can be found on the left.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The seller has advised that they are liable to one third of the costs relating to the private road.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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 ± 0.1 m. 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.