



Ipplepen

2x 1x

ENERGY RATING
TBC

- Video Walk-through Available
- Characterful Mid-Terraced Cottage
- 2 Bedrooms
- Lounge With Feature Fireplace
- Dining Room With Ornamental Wood Burner

- Modern Kitchen
- Contemporary Bathroom
- Lawned Rear Garden & Patio
- Period Features
- Sought-After Village Location

Guide Price:
£280,000
FREEHOLD

2 Wesley Terrace, East Street, Ipplepen, Newton Abbot, TQ12 5SX



1000s of homes sold in Teignbridge

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

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A delightful period cottage located in the highly sought after village of Ipplepen. With an attractive stone front façade, the cottage superbly teams period features with modern benefits such as gas central heating and some replacement double-glazed windows.

Around 4 miles from the market town of Newton Abbot and 5 miles from the historical town of Totnes both of which are accessible via a time tabled bus service from the village offers an active and vibrant lifestyle opportunity with many clubs and societies. Within easy reach are a wide range of village amenities including a popular inn/restaurant, primary school, small supermarket, modern health centre, ancient church, sports field, play park and coffee shop.

The Accommodation:

Stepping inside, the accommodation is light and airy and immaculately presented. A period style double-glazed front door with canopy over opens directly into the cosy sitting room with open fireplace, stripped timber flooring and twin alcove storage cupboards with display shelving over. A separate dining room with tiled floor overlooks the rear and features an ornamental wood burner recessed into a chimney breast. A galley style kitchen with door to the rear garden features a range of cabinets, completely refurbished in 2019 along with new counter tops, sink, an integrated oven, hob and hood.

From the dining room a door opens to the stairs leading up to the first-floor landing which has a hatch providing access to the loft space. The loft space has two Velux-style, double-glazed roof lights and subject to the relevant planning could be converted to further accommodation. The first-floor landing provides access to two bedrooms the principal overlooking the front and having a fitted wardrobe, and both with decorative fireplaces. Completing the picture is a first-class bathroom which has been updated with a modern period style suite including a shower over the bath and coordinating tiling.

Garden:

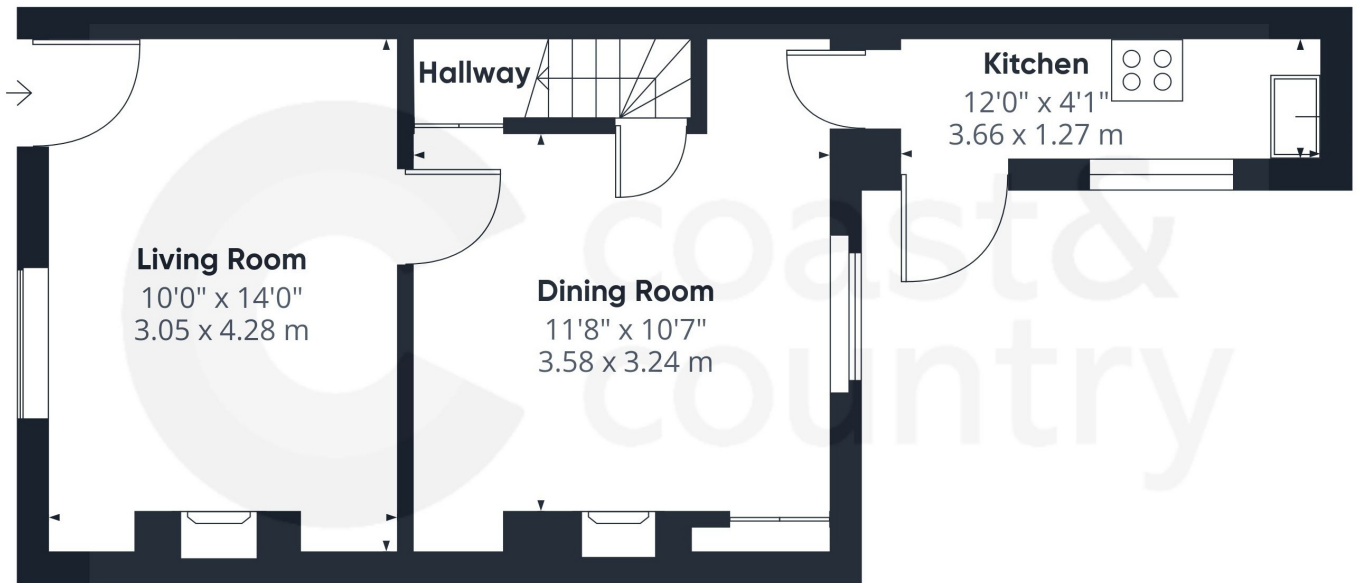
A particular feature of the property is its charming and sunny rear garden which is privately enclosed partially by a natural stone wall with well-kept lawn and paved terrace.

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 for around 500 metres and Wesley Terrace can be found on the right before the crossroads.

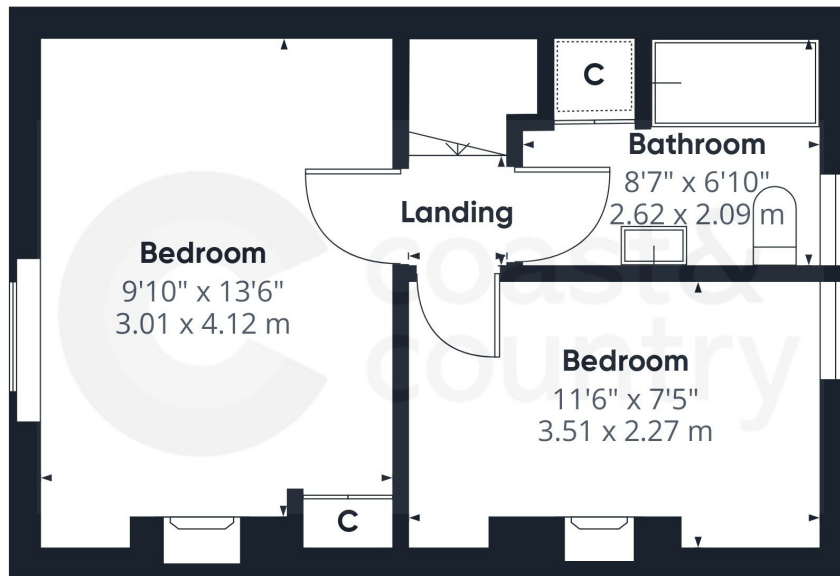


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Ground Floor

Approximate total area
642 ft²
59.6 m²



Floor 1

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.

There exists a residents' right of way along the rear of the property which is shared by the neighbouring property.

There is a small area of flying freehold over the kitchen which belongs to the neighbouring property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

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.