



20 Dornafeld Drive East

RENDELLS

20 Dornafield Drive East

Ipplepen, Newton Abbot, TQ12 5YN

This three-bedroom semi-detached home is situated within the sought-after village of Ipplepen and offers an excellent opportunity to modernise and create a home tailored to individual requirements. The accommodation comprises a bright bay-fronted sitting room, a spacious kitchen/dining room, three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a level front garden, driveway parking leading to a single garage, and an enclosed rear garden with a courtyard seating area, lawn and side access.

- Three-Bedroom Semi-Detached Home
- Excellent Opportunity To Modernise
- Sought-After Village Location
- Spacious Kitchen/Dining Room
- Generous Enclosed Rear Garden
- Driveway & Single Garage
- Convenient Access To Newton Abbot & Totnes
- **Please Note:** At the vendor's request, internal photographs have been omitted. The property remains available for viewing by appointment.

Guide Price of £325,000

Exeter 21.6 miles approx., Newton Abbot 3.5 miles approx., Combeinteignhead 6.4 miles approx., Ashburton 8.9 miles approx., Teignmouth 10.2 miles approx., Shaldon 10.1 miles approx., Dawlish 13 miles approx., Torbay 7.9 miles approx., (London Paddington via Newton Abbot train station approx. 2.30 hours).

The Situation

Ipplepen is a thriving village set between the historic market town of Totnes (approximately 5 miles) and Newton Abbot (approximately 4 miles), both offering mainline railway stations and an excellent range of shopping, leisure and everyday amenities. The village enjoys a strong sense of community and is well served by a health centre with pharmacy, primary school, village hall, park, tennis courts, bowling green, convenience store, public house and café, making it a highly desirable location for a range of buyers.

The Accommodation

Entrance Lobby

The entrance hall provides a welcoming introduction to the property, with stairs rising to the first floor and access to the principal accommodation.



Sitting Room

Positioned to the front of the property, the sitting room is a bright and comfortable space, enhanced by a large bay window that fills the room with natural light. An understairs cupboard provides useful storage, while the room offers excellent potential for updating to suit modern tastes.

Kitchen/Dining Room

Occupying the full width of the rear of the property, the kitchen/dining room offers generous proportions and considerable scope for enhancement. The kitchen is fitted with a range of traditional oak-style units incorporating a sink with mixer tap and space for an electric cooker. The adjoining dining area provides ample space for family dining and features a uPVC door opening directly onto the rear garden.

First Floor Accommodation

Bedrooms

The principal bedroom enjoys an outlook over the rear garden, while the second and third bedrooms are both well proportioned, offering flexible accommodation for family living, guests or a home office.

Family Bathroom

The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin, with a glazed window providing natural light and ventilation.

The Gardens & Grounds

To the front of the property, a driveway provides off-road parking and leads to the single garage, which benefits from power and a rear pedestrian door opening into the garden. A level lawn sits alongside the driveway, with pathways leading to the front entrance and gated side access. The enclosed rear garden is a particular feature, offering a combination of lawn and courtyard seating areas, providing an excellent outdoor space with further potential for landscaping and improvement.

Additional Information

Council Tax

Band C.

Tenure

Freehold.

Services

Mains water, mains electricity and mains drainage.

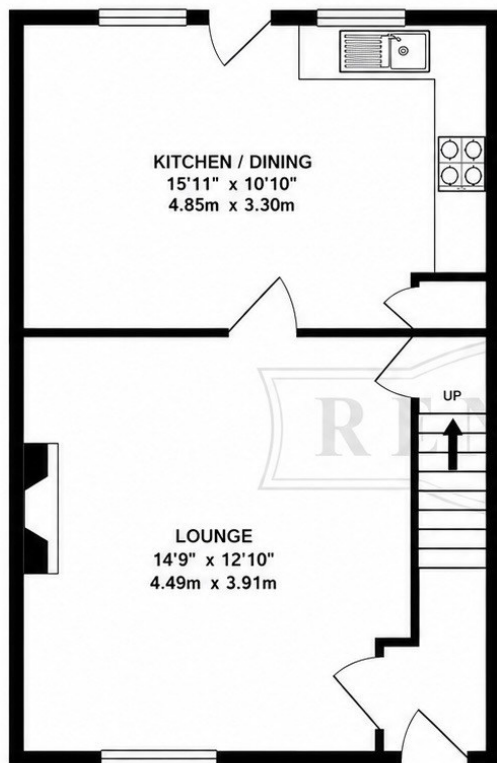
Local Authority

Teignbridge District Council, Forde House, Brunel Road, TQ12 4XX.

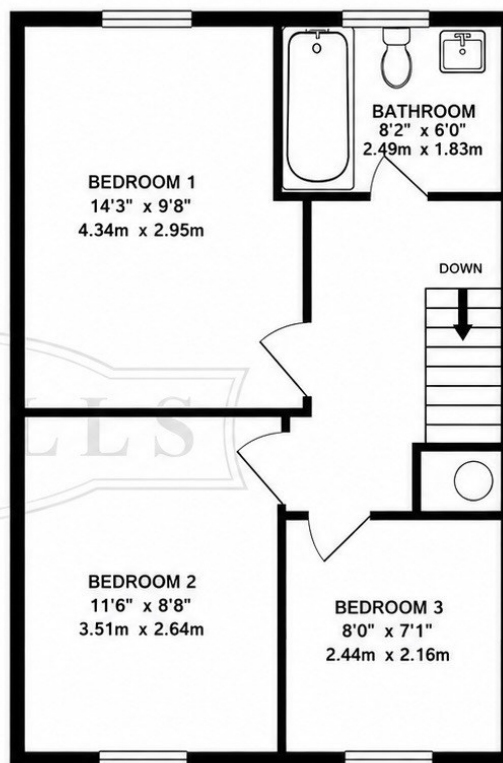


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing Arrangements

Strictly by appointment through Rendells Totnes Estate Agents.

Directions

From the A381, take the turning onto Foredown Road. Continue along Foredown Road before turning right onto Dornafeld Drive East. Continue along the road, where the property will be located on the left-hand side.

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property

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