

**SAMPLE  
MILLS**



**Offers Over £650,000**

**East Street  
Ipplepen  
Newton Abbot  
Devon**

**FREEHOLD**







**East Street, Ipplepen, Newton Abbot, Devon**

**Offers Over £650,000 freehold**

A most spacious 3 bedroom detached property built in the 1950's, situated in the heart of the sought after village centre of Ipplepen.

The village of Ipplepen offers a good range of facilities to include the village primary school, shop, post office, doctors, pub and Church together with easy access to Newton Abbot town centre and Totnes, both boasting a further range of facilities and amenities to include shops, primary and secondary schools, library, leisure centre, hospital, and road links via the A38/A380/M5 motorway, and the main rail line to London Paddington which runs daily.

The property occupies a larger than average size plot with potential to extend, if required, subject to planning regulations.

Internally, the property offers an entrance porch, hallway, lounge with bay window looking over the garden, feature fireplace and a large open planned kitchen/dining room. The property has an offset office looking over the front, ideal for working from home and a separate utility room which has access onto a double garage. The property upstairs has 3 bedrooms, family bathroom and en-suite.

The property also enjoys a large level garden with stone wall surround and a large patio area, which is ideal for entertaining and enjoyable garden to use throughout the year.

Viewing of this property is highly recommended for those looking for a spacious family house situated in a village location providing easy access for all local facilities.





Hard wood door with stained glass window onto:

#### Entrance Hallway

Parquet flooring. Mat well. Coving to ceiling. Double panelled radiator. Open planned staircase to half landing and landing. Smoke detector. Floor to ceiling uPVC double glazed cross beaded windows.

#### Downstairs Cloakroom

Low level w/c. Engineered flooring. Wash-hand basin. Obscure uPVC double glazed cross beaded window. Coving to textured ceiling.

#### Lounge – 5.44m x 3.80m (17'10" x 12'5")

Oak door. uPVC double glazed cross beaded window to the front. uPVC double glazed cross beaded bay window to the rear. French patio doors onto the rear garden. Parquet flooring. Feature fireplace with fitted gas fire effect wood burner with slate hearth and hard wood mantle over. Coving to the ceiling. Double panelled radiator. TV point.

#### Kitchen/Breakfast Room – 8.80m x 4.20m (22'3" x 13'9")

Oak door. Parquet flooring. uPVC double glazed cross beaded windows with recess sill looking over the rear garden. Single panelled radiator. Walk-through to the kitchen area. Range of fitted base units with granite worktop surface areas. Belfast sink with chrome mixer tap over. Part tiled walls. Recess area for built-in Range with lighting over. Range of wall mounted cupboards with display cabinets. Wooden effect flooring. Wooden breakfast bar with drawers and storage cupboards. uPVC double glazed cross beaded door and window providing access onto the rear. Concealed lighting to ceiling and downlighters. Oak door through to:

#### Utility Room – 3.20m x 2.04m (10'6" x 6'8")

Double panelled radiator. Tiled flooring. Space for washing machine and tumble dryer. Space for large fridge/freezer. Timer control unit. Coat hooks. Concealed lighting. Door through to:

#### Double Garage – 5.49m x 5.04m (18'0" x 16'6")

Up and over door. Display window. Consumer unit. Wall mounted boiler serving hot water and central heating.

#### Office – 2.55m x 2.31m (8'4" x 7'7")

Hard wood engineered flooring. Single panelled radiator with cover. Concealed lighting. Oak door. uPVC cross beaded double glazed window looking over the front. Fitted desk with storage below. Consumer unit.

#### Staircase leading from the hallway to the landing

Open tread staircase with wooden balustrade. Access to loft area. Smoke detector. Arch through to:

#### Inner Hallway

Single panelled radiator. uPVC double glazed cross beaded window to the rear with recess sill. Oak doors off to:

#### Master Bedroom – 4.46m x 3.81m (14'8" x 12'6")

uPVC double glazed cross beaded windows looking over the front. Double panelled radiator. uPVC double glazed cross beaded window with recess sill looking over the rear garden. Oak door to:

#### En-Suite – 2.19m x 0.90m (7'2" x 2'11")

Shower cubicle. Fitted power shower. Tiled walls. Wash-hand basin. Low level w/c. Concealed lighting.

#### Bedroom 2 – 4.20m x 2.71m (13'9" x 8'11")

uPVC double glazed cross beaded window with recess sill. Single panelled radiator. Built-in double wardrobes, hanging rail and shelving over. TV point.

#### Bathroom – 2.55m x 2.12m (8'4" x 6'11")

4 piece suite. Panelled bath. Vanity wash-hand basin. Low level w/c. Semi-circular shower with tiled wall. Chrome fitted power shower. Extractor fan. Concealed lighting to ceiling. Obscure uPVC double glazed cross beaded windows. Vinyl flooring.

#### Bedroom 3 – 3.26m x 2.88 (10'8" x 9'5")

uPVC double glazed cross beaded window with recess sill. Single panelled radiator. Built-in double wardrobes, hanging rail and shelving over.

#### Outside

The rear garden. Side access and also accessed off the lounge and the kitchen. Patio area running the full length of the house with steps down onto a level lawned garden with stone wall surround, fencing to the rear, decking to the far corner, shaded by a good range of mature trees. A good range of borders, plants and shrubs. Level lawned garden which enjoys privacy throughout the day. There is also a feature fish pond with stone surround.

To the front, the property is approached off East Street and has stone wall pillars and more to the front, with tarmacked driveway in front of the property with turning area, lawned gardens, good range of borders, shrubs and plants, leading to the front storm porch.

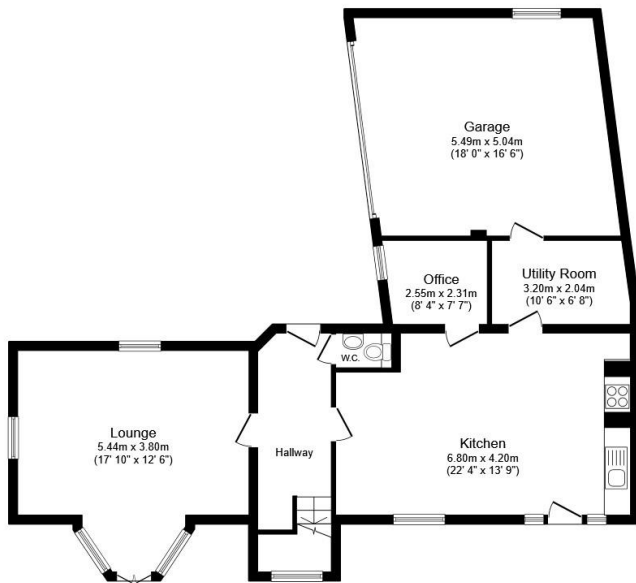
#### Agents Note

Council Tax Band: 'F' £3569.88 for 2025/26

EPC Rating: 'D'

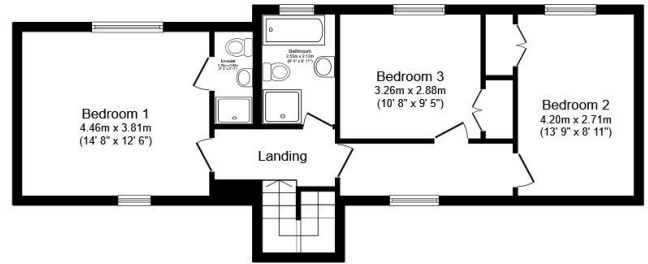
Long term flood risk: Very Low





### Ground Floor

Floor area 102.0 m<sup>2</sup> (1,098 sq.ft.)



### First Floor

Floor area 59.4 m<sup>2</sup> (639 sq.ft.)

**TOTAL: 161.4 m<sup>2</sup> (1,737 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331