



Ipplepen

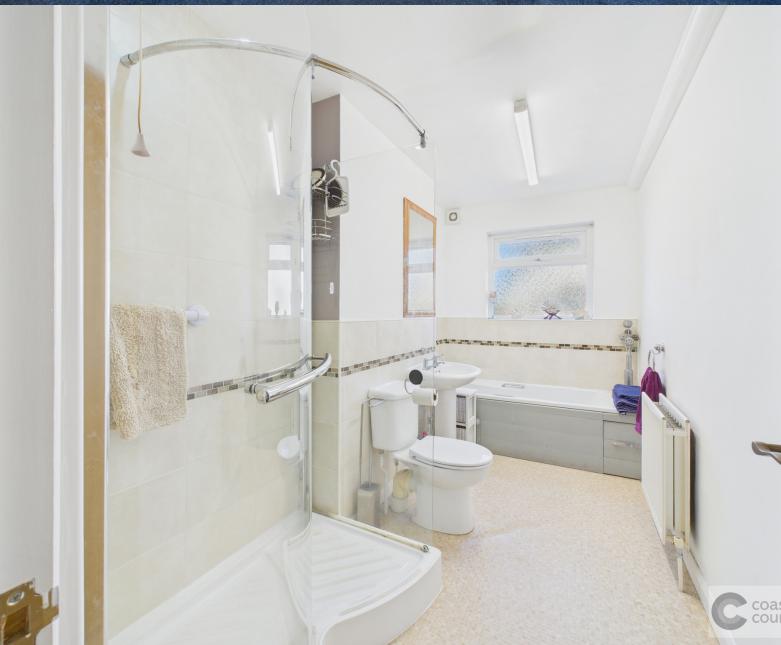
- Video Walk-through Available
- Detached Chalet Bungalow
- 4 Double Bedrooms (1 En-Suite)
- Lounge & Separate Dining Room
- Modern Kitchen
- Family Bathroom with Double Shower
- Utility Room with Mezzanine, Shower & WC
- Enclosed Front & Rear Gardens
- Powered Studio Summerhouse
- Wide Gated Driveway & Detached Garage



2x Bath icon

 ENERGY
 RATING
 C77

Guide Price:
£475,000
 FREEHOLD



With much to offer, this mature, individual, detached chalet bungalow must be viewed to be fully appreciated. Situated between the market town of Newton Abbot (approximately 4 miles) and the historic castle town of Totnes (approximately 5 miles) the property is located on the edge of the highly regarded and well served village of Ipplepen.

The village of Ipplepen offers a vibrant and active lifestyle opportunity with many clubs and societies. Village amenities include a small supermarket, primary school, ancient church, modern health centre, coffee shop and popular inn/restaurant.

The Accommodation:

Stepping inside, the accommodation is well presented, light and airy and offers a degree of versatility. There are 4 double bedrooms over 2 floors, the first-floor principal with an ensuite shower room with WC and basin. There is a lounge overlooking the front and a separate dining room at the rear, adjacent to which is a good size modern kitchen. Completing the picture is a family bathroom with modern white suite including a separate double shower cabinet.

A particularly noteworthy feature of the home is its lovely views. Directly overlooking fields on the opposite side of the road at the front of the property, and from the rear, most of the village of Ipplepen can be seen, as well as miles of countryside with parts of Dartmoor in the distance, providing a far reaching and dramatic backdrop.

At the rear of the garage is a useful utility room accessed from a double-glazed door in the garden, off which is a modern shower room with WC and basin and above a mezzanine style area currently providing a home office. Subject to obtaining all required consents and approvals this area provides great potential to provide a compact studio annexe or AirBnB opportunity.

Outside:

Privately enclosed gardens to the front and rear, mainly lawned with the rear garden offering a decked terrace ideal for summer dining, adjacent to which is a studio style summerhouse with power connected.

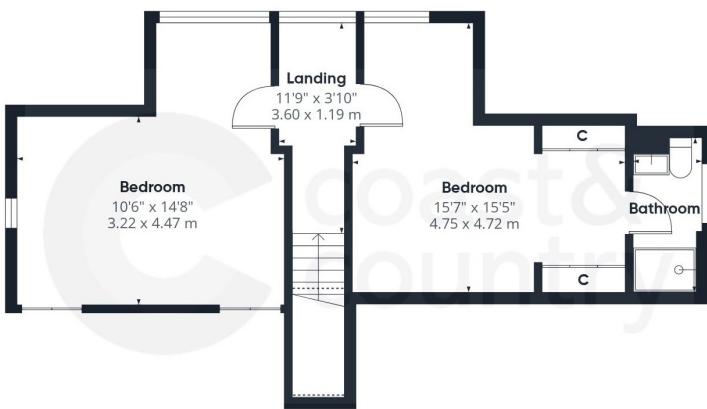
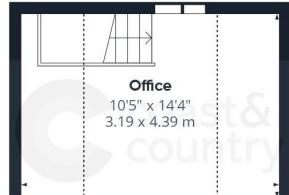
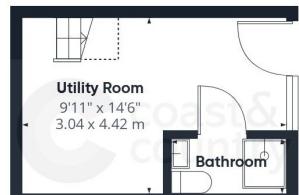
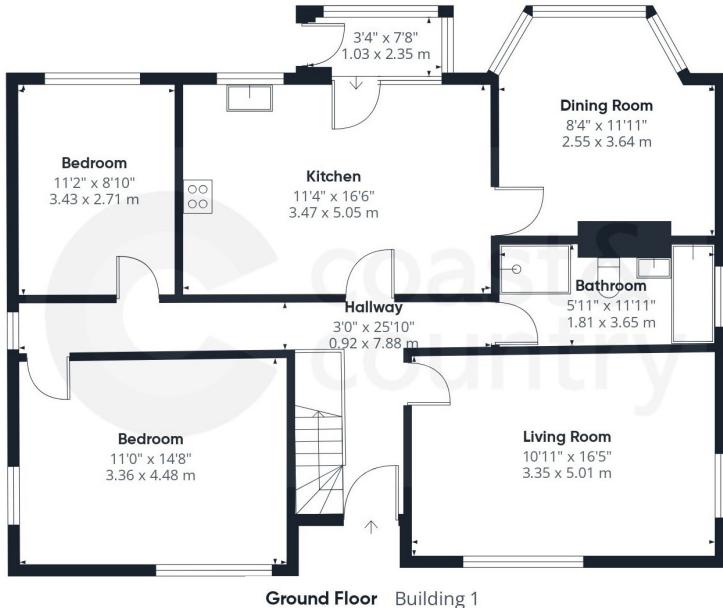
Parking:

The wide gated driveway provides plenty of parking, leading down the side of the home to a large block built detached garage with roller door and superb mezzanine storage area over. There is also an EV charging point for electric vehicles.

Directions:

From Newton Abbot take the A381 out of town towards Totnes. After passing the petrol station/post office/Spar shop on the left, the property will be found after around 500m on the right.





Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Owned solar panels with battery system and feed-in tariff.

Floor Plans - For Illustrative Purposes Only

Approximate total area

2246 ft²

208.6 m²

Reduced headroom

254 ft²

23.6 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 79 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 ± 0.1m. 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.