



Ipplepen

3x  2x 

ENERGY
RATING
D67

- Video Walk-through Available
- Smart Detached Bungalow
- 3 Bedrooms (1 en-suite)
- Open Plan Living/Kitchen/Dining Space
- Separate Utility
- Corner Plot Gardens
- Driveway & Detached Double Garage
- Hobbies Room Above Garage
- Potential to Extend

Guide Price:
£495,000
FREEHOLD

Three Farthings, Silver Street, Ipplepen, TQ12 5QQ



1000s of homes sold in Teignbridge

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

Three Farthings, Silver Street, Ipplepen, TQ12 5QQ

A detached bungalow located in the highly-regarded and well-served village of Ipplepen with separate detached modern outbuilding/garaging.

Occupying a prominent corner plot with privately enclosed gardens on two sides, the property is just a stone's throw from the local park, health centre, primary school, village hall and St Andrews Church, with the local pub, café, and small supermarket within a short walk. The outbuilding, constructed to a high standard over recent years, is a fabulous addition to the property with a double garage and shower room/WC on the ground floor and spacious games/hobbies room at first floor level. A double-width driveway in front provides plenty of off-road parking.

The village of Ipplepen supports a vibrant and active lifestyle opportunity with many clubs and societies, and is located around four miles from the market town of Newton Abbot and around five miles from the historic town of Totnes, both offering mainline railway stations and excellent shopping business and leisure facilities.

The Accommodation:

Stepping inside, the accommodation has been remodelled and extended in the past and includes a kitchen /diner and sitting room currently arranged on an open plan basis with electric fire resembling a log burner in the sitting room and space for a farmhouse-style table in the kitchen. Off a spacious inner hallway is a separate laundry room with door to outside. There are three double bedrooms, the principal having a modern en-suite shower/WC, and a family bathroom.

Further potential for enlargement is already in place with planning permission granted on the 12/11/20 (expires 12/11/25) with the planning department at Teignbridge Council reference 20/01549/HOU, for raising the existing roof level and providing a new first floor level virtually doubling the size of the current accommodation.

Outside:

Enclosed gardens on two sides offering good levels of privacy mainly laid to lawn with raised timber deck.

Parking:

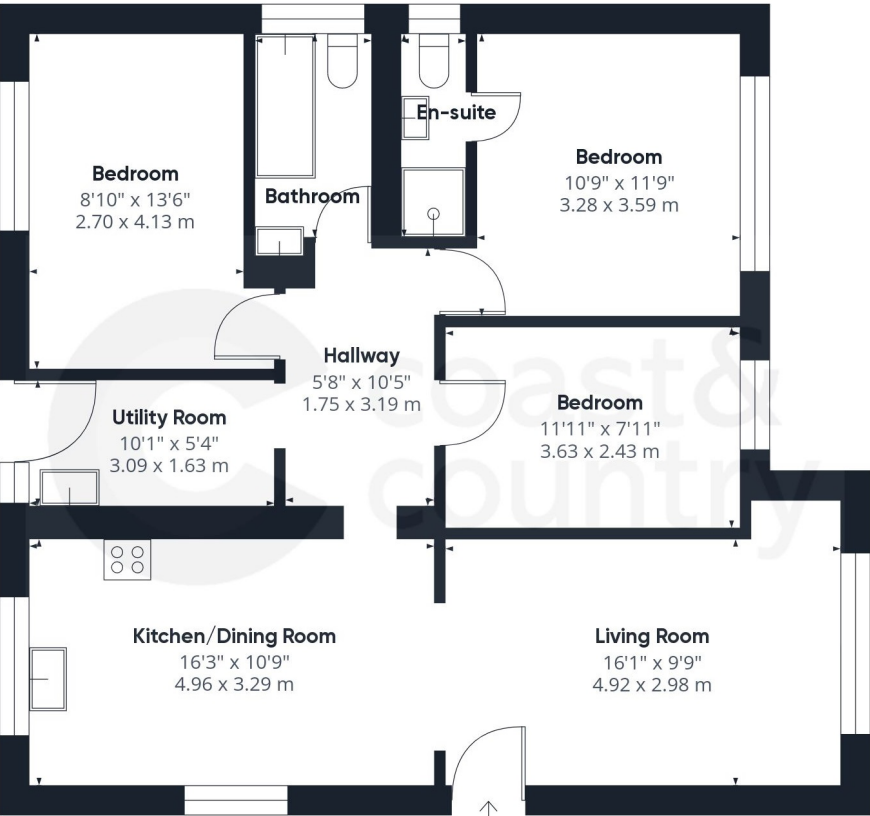
Double garage and double-width drive for multiple vehicles.

Directions:

From Newton Abbot take the A381 Totnes Road towards Totnes. Just after the petrol station / Post office / Spar shop take the right hand turn into Foredown Road and Ipplepen. Follow the road through the village passing the coop Wellington Inn and just after the Health center the property can be found on the left.



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Approximate total area
1541.37 ft²
143.2 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 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 \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.