



Ipplepen

4x 1x

ENERGY RATING D57

- Video Walk-through Available
- Period Mid-Terraced House
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility
- Bathroom & Cloaks/WC
- Extensive Accommodation
- Much Potential
- Generous Rear Garden
- Village Location

Guide Price:
£375,000-£400,000
FREEHOLD



2 The Firs, 34 North Street, Ipplepen, Newton Abbot, TQ12 5RT

With elegant lines and character features, this period terraced house is located in the heart of the highly sought-after well served village of Ipplepen. Clearly well loved and cared for over the years, the property would now benefit from a degree of modernisation and improvement, but provides the opportunity for a new owner to finish a home to their own tastes. One of the many noteworthy features of the home is its wonderful established garden which is of considerable size with a long expanse of lawn, all privately enclosed, partly by ancient stone wall.

Ipplepen is situated partway between the historic Castle town of Totnes (approximately 5 miles) and the market town of Newton Abbot (approximately 4 miles) both with mainline railway stations, excellent range of shops, businesses and amenities. The village itself supports a vibrant lifestyle opportunity with many clubs and societies, and has an excellent range of village amenities including a modern health centre with pharmacy, primary school, village hall, park, tennis courts, bowling green, small supermarket, respected public house, coffee shop and more.

The Accommodation:

Stepping inside, the accommodation is presented over three floors with the central hallway on the ground floor accessed through an internal vestibule feature archway and door leading from the front to the rear of the house, the inner part having an impressive turning staircase with half landing and window providing plenty of light. At the front and either side of the central hallway are two separate reception rooms, currently used as a sitting room and the dining room, both of which have sash windows with double glaze sealed units and wooden shutters. Overlooking the rear is the kitchen with the basic range of cabinets and space for a breakfast table and an additional room, currently arranged as a utility room with French doors to the rear garden and having a useful cloaks/WC off.

On the first floor are two good sized double bedrooms, including the principal with two windows to the front which is the largest room in the house and could well have been used as the lounge in years gone by. An up-to-the-minute shower room/WC is also on this level.

Completing the picture is the second floor where there are two further bedrooms.

Outside:

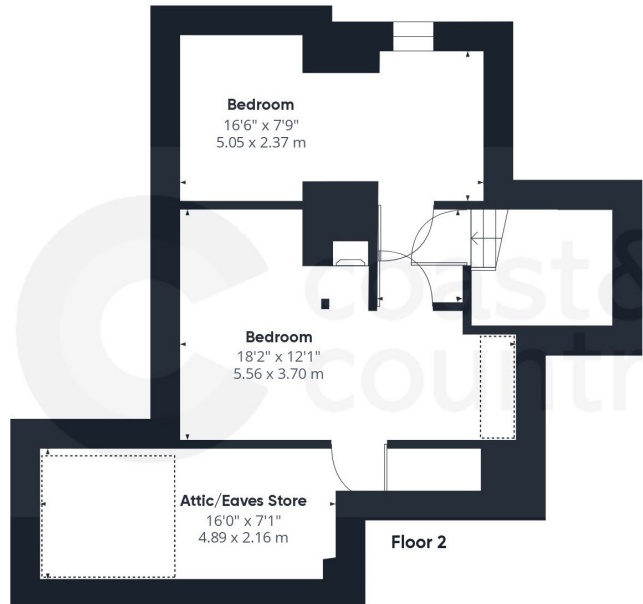
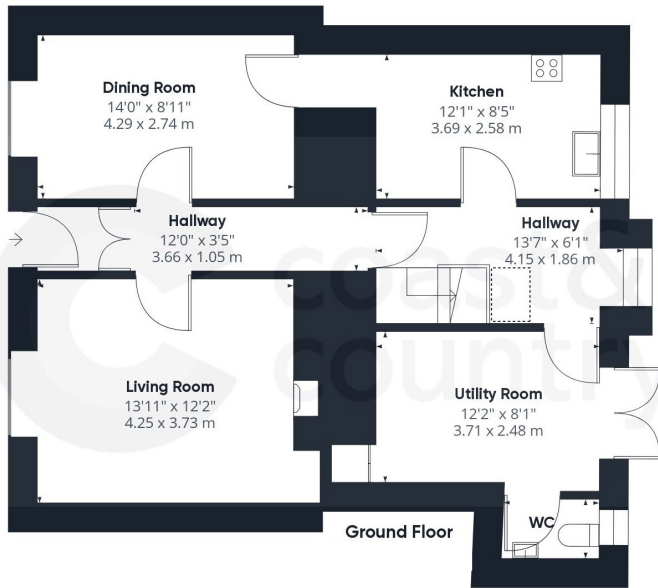
Wonderful established level garden at the rear of a considerable size, partly enclosed by ancient stone wall and affording a good level of privacy.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road into the village and at the war memorial turn right (opposite the post office) into North Street. The property can be found on the right hand side.



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Approximate total area

1788.35 ft²

166.14 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

A right of way exists between the house and the beginning of the garden for the neighbouring properties.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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.