



Ipplepen

3x  1x 

ENERGY
RATING
C71

- Video Walk-through Available
- Modern Link-Detached House
- 3 Bedrooms
- Lounge & Conservatory
- Kitchen/Diner
- Modern Shower Room
- Good-Sized Rear Garden
- Garage & Driveway
- Popular Village Location

Guide Price:
£365,000
FREEHOLD

7 Fulton Close, Ipplepen, Newton Abbot, TQ12 5J



1000s of homes sold in Teignbridge

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

7 Fulton Close, Ipplepen, Newton Abbot, TQ12 5YJ

A smart modern link detached house located at the end of a small select cul-de-sac within the highly sought after and well served village of Ipplepen. Dating from the 1980s, the property has been well maintained and subject to much improvement over the years to now provide an attractive light filled home. With an attached garage and a space in front providing parking the property has a delightful privately enclosed garden at the rear with plenty of space to sit out on the patio adjoining the house with a neatly tended lawn and colourful planting beyond.

Ipplepen offers a particularly vibrant lifestyle opportunity for all age groups with many clubs and societies. Within easy reach village amenities include: a small supermarket, popular inn/restaurant, ancient church, primary school, bowls club, tennis court, play park, sports field and modern health centre. The village is located around 4 miles from the market town of Newton Abbot and 5 miles from historic Totnes on the banks of the River Dart.

The Accommodation:

Stepping inside the entrance hallway has the stairs to the first floor and a door opening to the lounge with three-sided window to the front. Across the rear of the house is the kitchen / diner with a selection of matching base and wall cabinets and a patio door opening to a PVC frame double glazed conservatory which opens to the garden.

On the first floor the layout is traditional with three bedrooms and a first-class shower room with vanity basin and WC.

Outside:

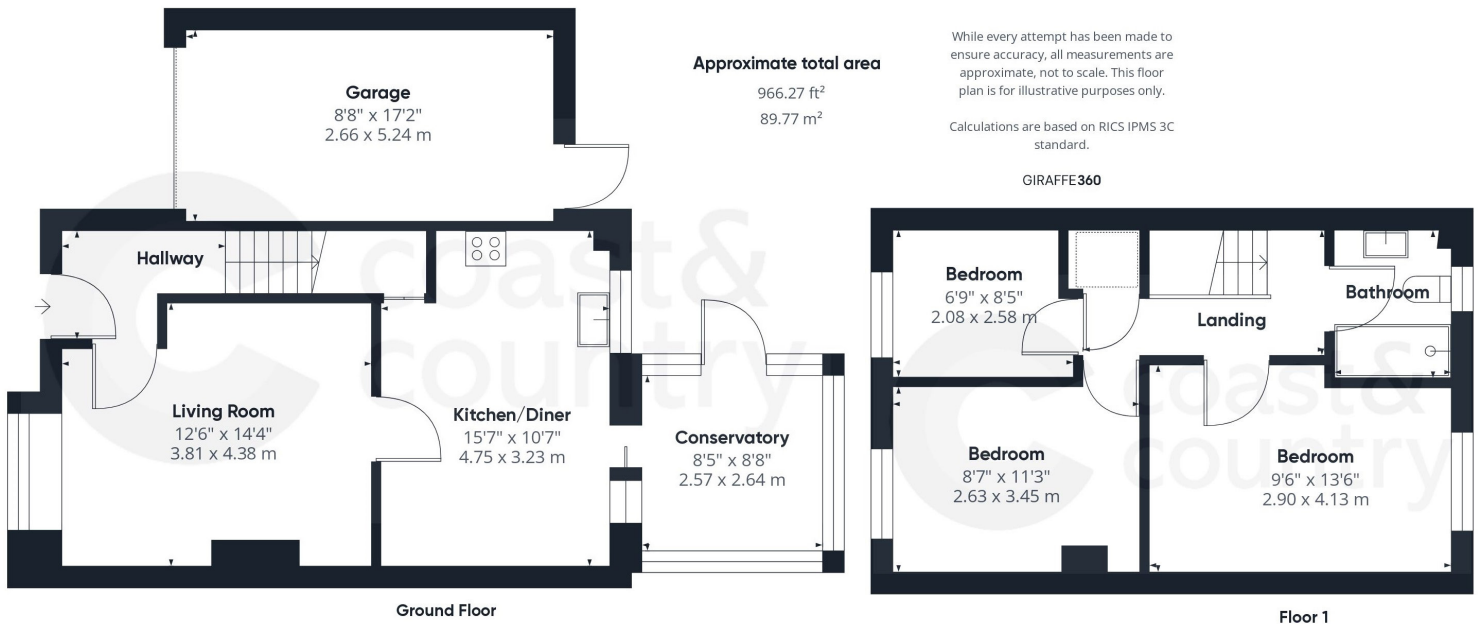
Lovely enclosed rear garden with lawn patio and inset planting.

Parking:

Attached garage with power, light, plumbing for washing machine and door to the rear garden, and parking space in front.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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 \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.