



## Ipplepen

- First Class Town House
- 3 Double Bedrooms
- Deceptively Spacious
- Kitchen with Appliances
- Show Home Order
- Fully Tiled Bathroom & En-Suite
- Garden & Parking
- Popular Village Location

Guide Price:  
**£350,000**  
Freehold  
EPC: C77



# 8 St Mary's Place, Ipplepen, Newton Abbot, TQ12 5FF

Presented in show home order throughout is this first class 3 storey house situated in the heart of the well-served and highly sought-after village of Ipplepen.

With allocated parking and landscaped, easy to maintain front and rear gardens, the property is just over a stone's throw from the village post office, small supermarket and bus stop, with the well-respected Wellington Inn, primary school and health centre a little further. Offering a vibrant lifestyle if desired, the village is home to many clubs and societies with a well-used village hall, bowling green and tennis court.

## The Accommodation

Stepping inside, the property is a credit to the current owner, the accommodation surprisingly roomy and light. The entrance hallway has stairs to the first floor landing and a guest cloaks/WC off. Overlooking the front is the kitchen/breakfast room with a selection of modern cabinets, space for a table and chairs and integrated appliances including an oven, hob, hood, dishwasher and fridge/freezer. Across the rear is a good sized living room with window and understairs cupboard which opens directly to a sun room with a conservatory feel having a glazed roof and access to the rear garden.

On the first floor are 2 well-proportioned double bedrooms including the principal with smart modern fully-tiled en-suite shower room with basin and WC and the family bathroom, again fully tiled with P shaped bath. From the first floor landing, a door opens to an internal lobby with staircase rising to the second floor where bedroom 3 can be found when is particularly spacious with dormer window and window seat.

## Outside

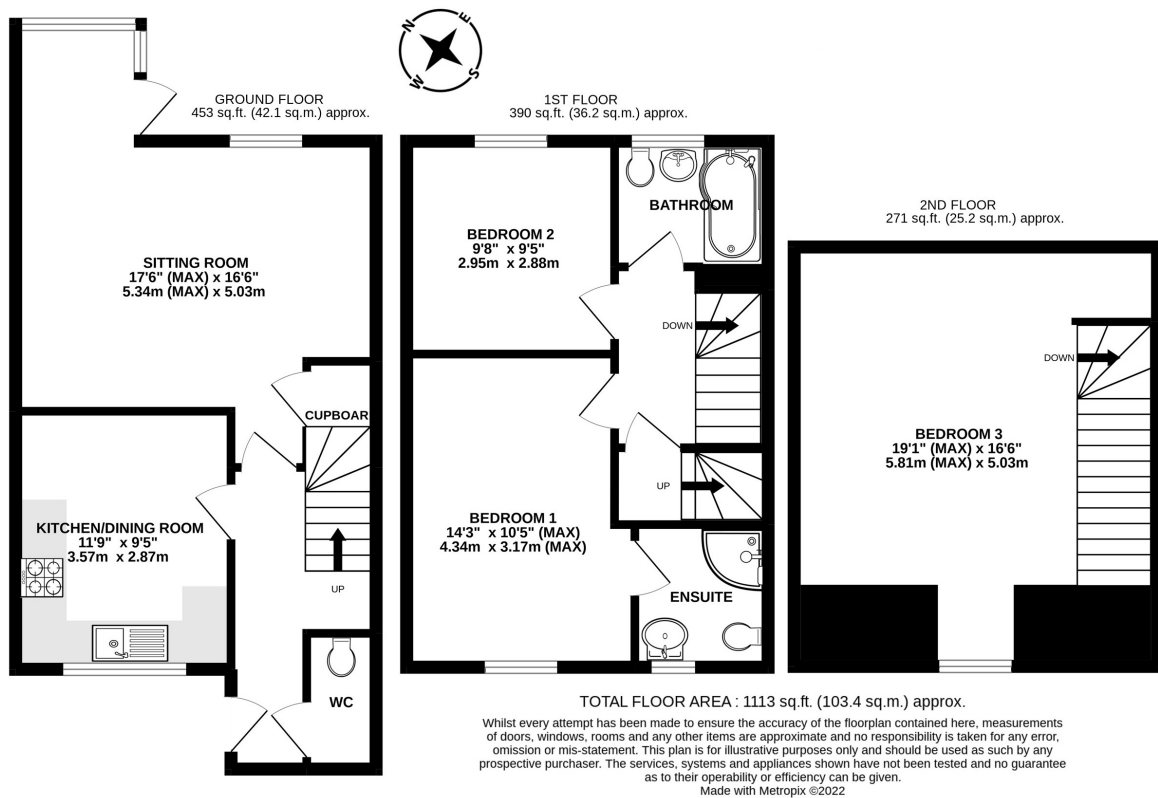
Beautifully presented and enclosed gardens to both the front and rear, landscaped with ease of maintenance in mind.

## Parking

Allocated parking space to the front.

## FLOOR PLANS

For Illustrative Purposes Only



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  $\pm 0.1m$









## Agents Notes

### Tenure

Freehold

### Services

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

Service Charge: £50 per annum for maintenance of private road and car park, managed by residents.

Review period: By discussion with the residents' management company.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right at Causeway Cross into the village (Foredown Road). Follow the road through the village taking the 4th right into Caunters Close and then immediately right into St Mary's Place.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	77   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		