



Ipplepen

- Video Walk-through Available
- Ground Floor Apartment
- 2 Double Bedrooms
- Lounge/diner
- Fitted Kitchen
- Shower Room
- 2 Parking Spaces
- Village Location

Guide Price:

£185,000

Leasehold

EPC RATING: E44

Flat 1 Park Hill House, Totnes Road, Ipplepen, TQ12 5TN

This self-contained ground floor apartment, created by the skilful conversion of a mansion house around 35 years ago, to form just 5 apartments and a coach house. With reputed historical links to Sir Arthur Conan Doyle's book, The Hound of the Baskervilles featuring Sherlock Holmes, the property is conveniently located on the edge of the highly sought-after and well-served village of Ipplepen, itself equidistant from the market town of Newton Abbot and the Bohemian town of Totnes. The centre of Ipplepen is just under a mile's walk from the property and offers a range of amenities to include a small supermarket, primary school, health centre, ancient church, post office and popular public house/restaurant. Even closer is a petrol station with spar shop, Dainton Golf Course with its excellent 18 hole course, gym and popular restaurant, as well as the well-known Fermoy's Garden Centre, again with an excellent restaurant and farm shop/store.

Accommodation:

With 2 allocated parking spaces close to hand, space for a garden shed and a small area of patio adjacent to the front door, the property has a fairly level entrance. An entrance hallway with cupboard off opens through an inner door to a lovely L shaped living room with bay window enjoying an open aspect to the front, dining recess and decorative focal point fire surround. The kitchen has a large opening overlooking the dining area providing a semi open plan feel and is fitted with a range of cabinets finished off by solid dark granite counter tops and a tiled floor. There are 2 double bedrooms, both with fitted wardrobes and cupboard and a shower room/WC with white suite part co-ordinating tiling and recessed airing cupboard.

Gardens: Small area of patio adjacent to the front door. Space for garden shed.

Parking: 2 Allocated parking spaces at the front.

Agents Notes:

Service Charge: £100 pcm to include ground rent, buildings insurance and maintenance of communal areas.

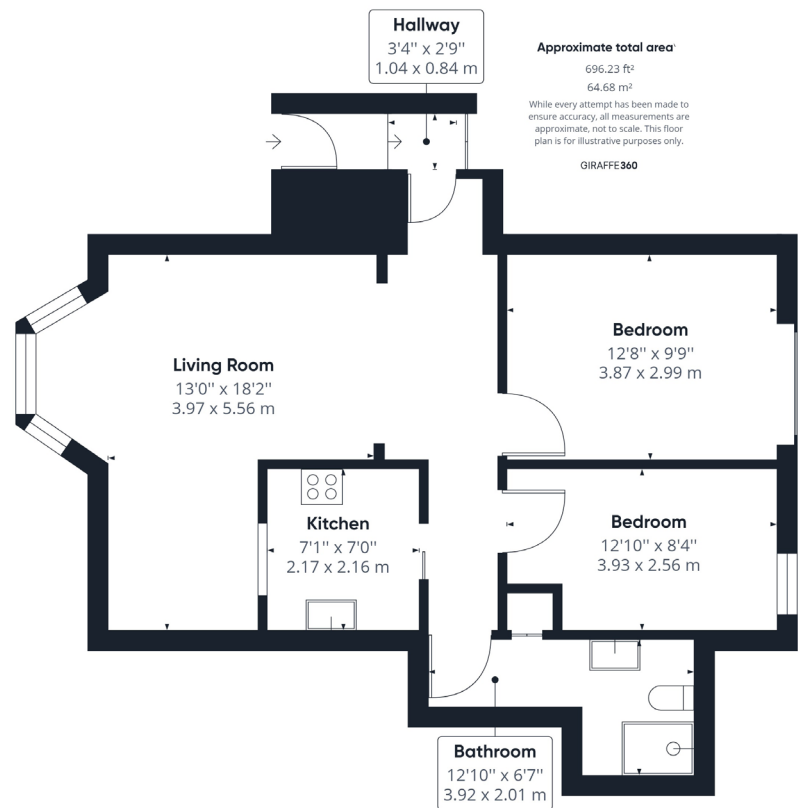
Review Period: Annually

Council Tax: Currently Band B

Tenure: Leasehold. 250 years from 1988

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only



Directions

From Newton Abbot take the A381 Totnes Road towards Ipplepen. Shortly after the sign for Ipplepen and just before you reach the Texaco garage on the left, turn right into the driveway of Park Hill House.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 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.