

Dornafeld Drive East, Ipplepen - TQ12

£225,000 Freehold

Mid-Terraced House • Lounge • Kitchen/Diner • Bathroom • Garage • Newly Decorated • Night Storage Heating • Front and Rear Gardens


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Ground floor consists of an entrance porch, containing the electric meter, and leads to a spacious living room with stairs and a door into the kitchen.

In the living room, is an electric log effect woodburning stove, however, behind the stove is a fully working chimney that could be used for an open fire or a genuine wood burner stove. The neutral living room carpet is around 6 months old.

In the kitchen you can find a range of cream-coloured wall and base units and worktops. There is plumbing and electrics for a washing machine and an electrical outlet for a fridge next to the kitchen door. The sale includes the cooker, fire extinguisher, fire blanket and cooking scale on the wall together with the two pine shelves and wall clock.

The immersion heater for the hot water is connected to the economy seven at night, (the switch for this is on the upper landing outside the bathroom) there is a switch in the kitchen which can be used to heat a small amount of water should the cylinder ever become exhausted of hot water, but this is at daytime rates.

Stairs lead to the first floor where there are two double bedrooms, both with brand new carpets.

The bathroom consists of low-level WC, wash hand basin and full-size bath with shower over. There is a mirror above the wash hand basin and an airing cupboard, which houses the water tank. The walls are mostly tiled with oatmeal-coloured tiles and the flooring is vinyl.

Heating is by economy seven, night store heaters, there being two in the lounge and one in the kitchen, with individual fan assisted heaters in both bedrooms. These storage heaters were replaced in 2011.

All rooms, have lockable windows of UPVC construction and are double glazed as are the front and rear doors. The roof space is insulated with additional fibreglass insulation and the exterior walls also contain cavity wall insulation. All gutters, fascias and barge boards are also low maintenance UPVC.

Measurements

Living Room - 16'0 x 11'11 (4.88m x 3.63m)

Kitchen/Diner - 11'11 x 9'1 (3.63m x 2.77m)

Bedroom 1 - 11'11 x 9'1 (3.63m x 2.77m)

Bedroom 2 - 11'11 x 8'9 (3.63m x 2.68m)

Bathroom - 8'4 x 5'6 (2.55m x 1.67m)



Useful Information

Broadband Speed Superfast 75 Mbps (According to OFCOM)

Teignbridge Council Tax Band C (£1908 Per year)

EPC Rating D

Electric and water Supplied

The property is freehold

In the quiet village of Ipplepen, Newton Abbot, this charming two bedroom house comprises kitchen/diner, living room, two double bedrooms, front and rear gardens, garage and parking.

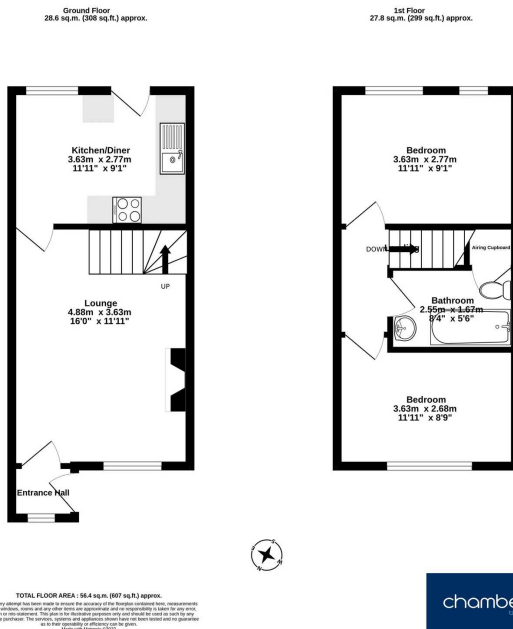


Ipplepen is a medium size village, southwest of Newton Abbot. It has been built around the church of St. Andrews, surrounded by farms. The village is close to the A381 from Totnes to Newton Abbot in the District of Teignbridge. Ipplepen has many local amenities, including shops, doctors, schools, restaurants and bus routes. The A38 is a short drive away and provides transport links to Exeter, Plymouth and the M5 motorway.



Garden

There is a front and rear garden, laid to lawn, and each of the four properties within the block of this property, own a strip of the triangular piece of grass to the front of the property on the opposite side of the pavement. The rear garden has a water butt together with an outside tap and hose pipe which are included in the sale. To the front of the property there are flowerbeds with a variety of plants and flowers, and a path that leads up to the front door. The rear garden is fully enclosed with six-foot fence panels and has a large lawned area, with a range of trees and shrubs. There is a slabbed patio area by the back door, and a path that leads to the back gate.



Garage

The garage has an up and over door. The door is painted a deep russet red colour and is the second door on the left when viewing the front of the 4 garages.

Allocated Parking

1 Parking Space

There is a visitors car parking space in the front layby and the rear garden gate leads to a dedicated car parking area in front of the garage.

