



## Ipplepen

6x  3x 

ENERGY RATING D59

- Video Walk-through Available
- Semi-Detached House
- 6 Bedrooms, 3 Bath/Shower Rooms
- 2 Reception Rooms
- Much Potential for Annexe
- Extensive Accommodation
- Driveway Parking
- Privately Enclosed Garden
- Highly Sought-After Village
- Corner Plot

**Guide Price:**  
**£425,000**  
FREEHOLD

# 2 Clarendon Road, Ipplepen, TQ12 5SP



1000s of homes sold in Teignbridge

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

## 2 Clarendon Road, Ipplepen, TQ12 5SP

Offering extensive and versatile accommodation this semi-detached village home is well-presented and has much to offer.

Occupying a corner site, the property has a gravelled driveway to the front providing off road parking. Whilst to the rear, a privately-enclosed garden presented in 2 parts and designed with ease of maintenance in mind.

Situated within the highly sought-after village of Ipplepen the property is convenient for the wide range of village amenities including a popular inn/restaurant, a well-stocked Co-op convenience store, village hall, Heath Centre/surgery, ancient church and excellent primary school.

Ipplepen is located between the market town of Newton Abbot (4 miles) and the ancient castle town of Totnes (5 miles) with its Bohemian atmosphere. Also within easy reach is Torquay (5 miles) and the English Riviera with its Mediterranean-style coastline and chic marina. The village offers a vibrant lifestyle opportunity with many clubs and societies.

### The Accommodation:

The accommodation is smartly-presented and, subject to all consents and approvals, could be split to provide a house and annexe for a relative or perhaps to provide an income stream. There are already 2 staircases, lending this opportunity.

Currently arranged over 3 floors, the accommodation could provide 6 bedrooms and 3 bath/shower rooms over all. There are also 2 lounges, a kitchen and utility room/second kitchen. Completing the picture quite literally is a delightful sunroom currently used as an artist's studio attached to the rear of the house and accessed through twin PVCu double-glazed French doors from the garden.

### Outside:

Prominent corner site with front and rear gated side access. Enclosed rear garden presented in 2 separate areas, offering good levels of privacy and designed with ease of maintenance in mind with much use of paving and gravel. Timber shed.

### Parking:

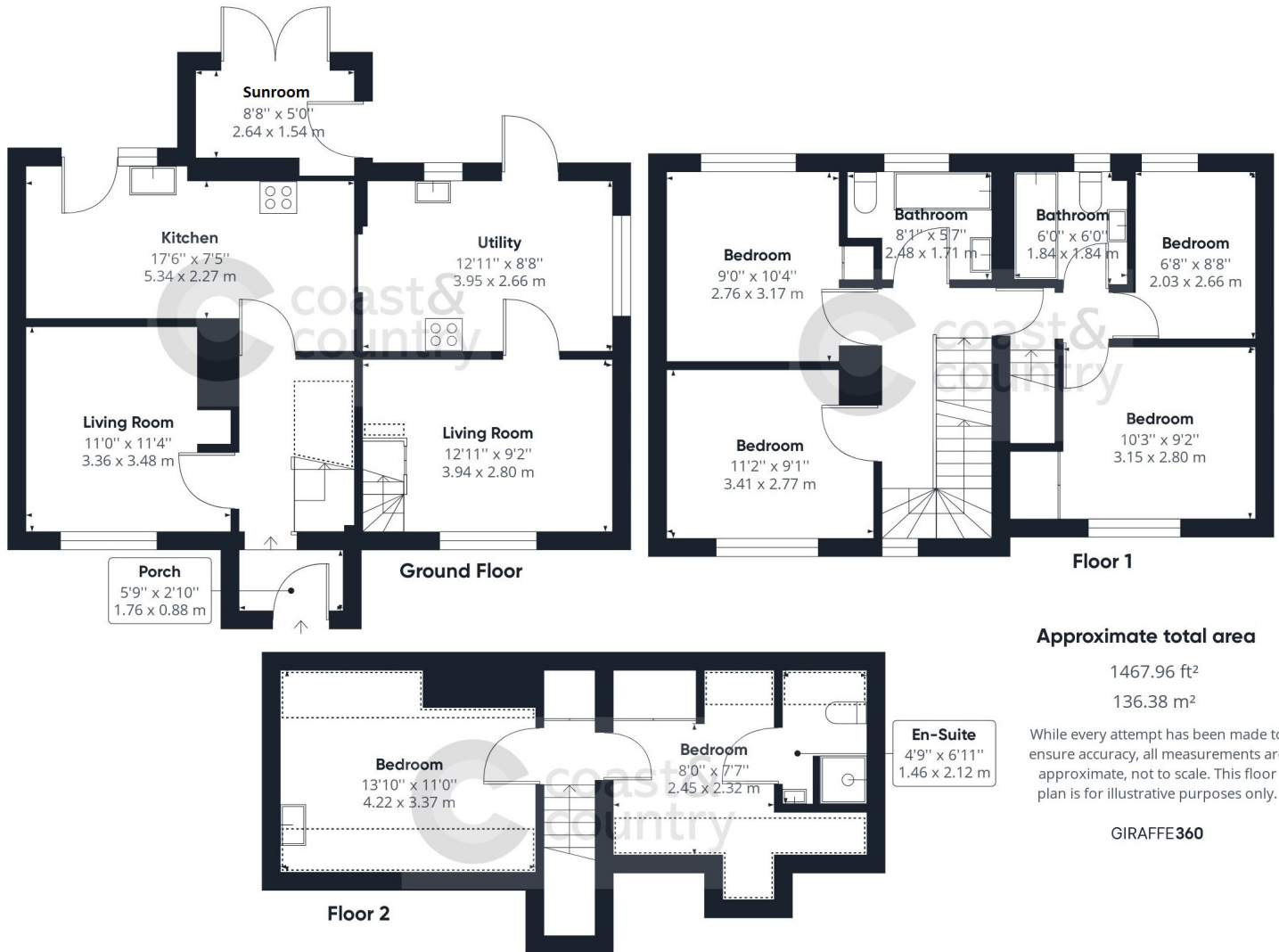
Gravelled driveway for at least 2 vehicles.

### Directions:

From Newton Abbot take the A381/ Totnes Road towards Ipplepen, passing Fermoy's Garden Centre on the right and the Texaco garage on the left. Take the second right after the garage into Foredown Road and follow the road along as it becomes East Street. Turn left at the Methodist Church into Croft Road and Clarendon Road is the second turning on the left.



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### Approximate total area

1467.96 ft<sup>2</sup>

136.38 m<sup>2</sup>

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 C

Tenure: Freehold

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

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	59   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.