



## 41 Luscombe Close, Ipplepen - TQ12 5QJ

£375,000 Freehold

Detached Bungalow • Spacious Lounge • Dining Room • Modern Kitchen • Utility/Office • Front and Rear Gardens

  
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the key to your home

### Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street  
Newton Abbot TQ12 2JL









Entering the bungalow in to an inviting hallway with neutral carpets and walls. There are useful storage cupboards, one containing the BAXI boiler and doors to the rest of the accommodation.

The versatile dining room/third bedroom has a glass panelled door and windows looking over the front of the property. This room has the added advantage of offering either extra living space or that additional bedroom as required.

The lounge is of generous size with dual aspect windows over the front of the property. A feature fireplace and neutral décor provide a peaceful and relaxing vibe.

The kitchen consists of a range of pale blue wall and base units with contrasting white flecked worktops. Built-in appliances include an integrated dishwasher, single oven, four burner ceramic hob and extractor fan. There is space and plumbing for a washing machine, microwave and fridge freezer. Dual aspect windows provide a brilliant source of light, and a door opens into the back porch, where you can find additional cupboard and worktop space and a door to the rear garden.

The further two bedrooms, both look to the rear garden. The principal bedroom is a good sized double and has built-in wardrobes. Bedroom two is a large single.

The family bathroom consists of low-level WC, wash hand basin, heated towel rail and bath with shower over. The walls and floor are fully tiled with white and grey tiles and an obscure

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A beautiful detached Bungalow in Ipplepen consisting of two bedrooms, two reception rooms, utility/office space, beautiful gardens, garage, parking and modern kitchen.

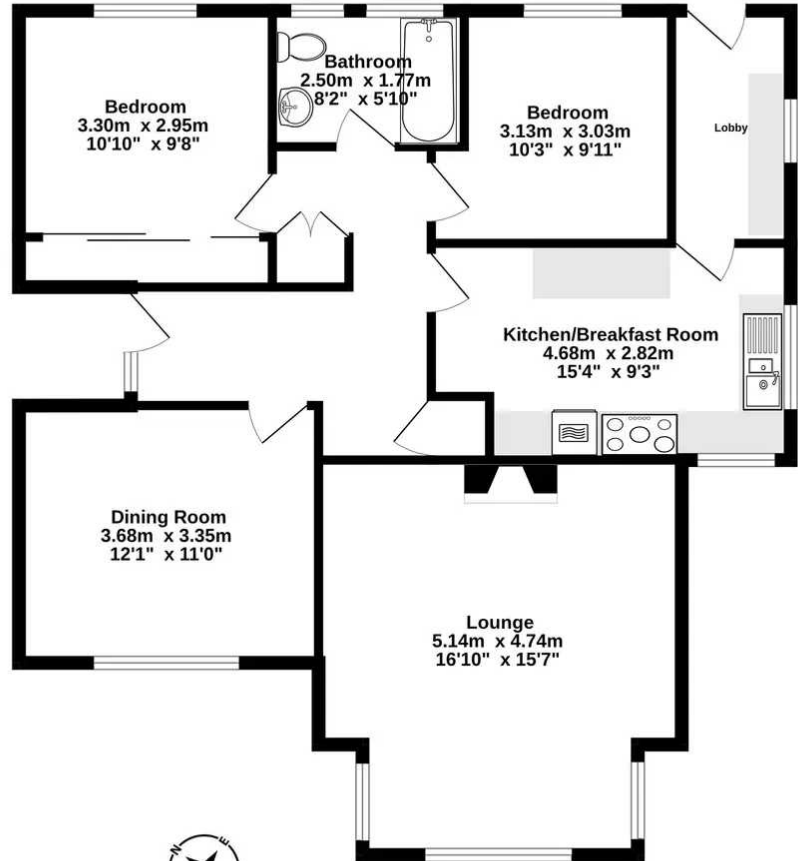
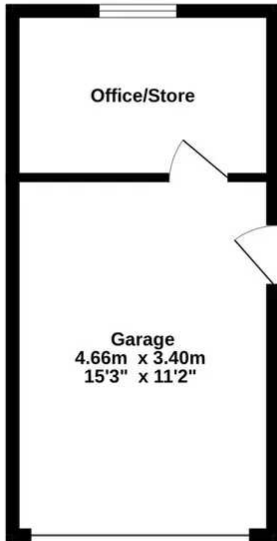


The tranquil village of Ipplepen is in the busy, market town of Newton Abbot, where you can find a wide range of shops bars restaurants and supermarkets. The mainline train station is also located here and has a direct link to London. The A38 is a short drive away and offers good transport routes to Exeter, Plymouth and the M5 motorway.



Garage  
23.2 sq.m. (250 sq.ft.) approx.

Ground Floor  
88.9 sq.m. (957 sq.ft.) approx.



**TOTAL FLOOR AREA : 112.2 sq.m. (1207 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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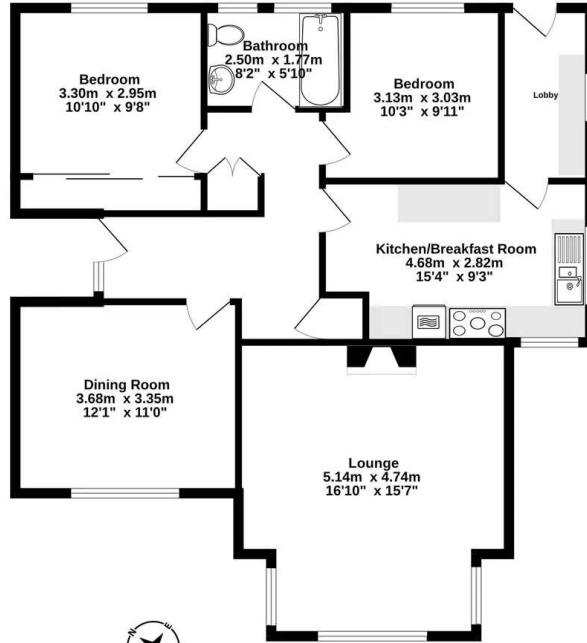
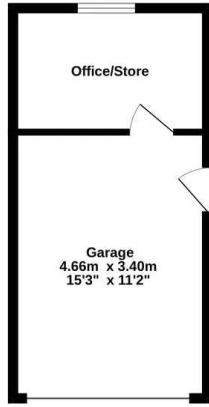


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Council Tax band: C

Tenure: Freehold



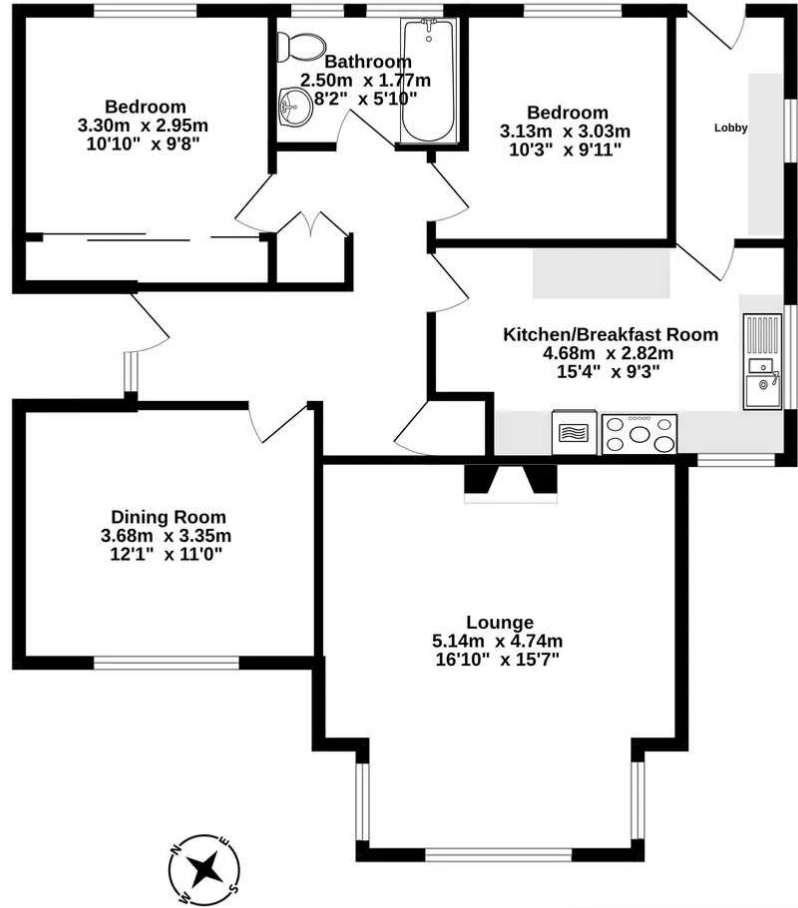
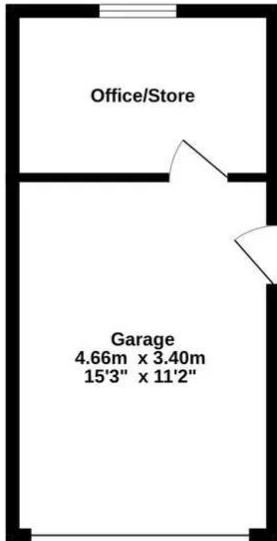
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#### **REAR GARDEN**

The rear garden can be entered via the rear porch off the kitchen, or via a side gate from the driveway. A vast array of mature plants and shrubs borders the large lawn, while a slabbed path leads to the rear of the garage/utility, storage shed and patio. At the back of the garage is a door to the utility room/office. Here you can find space for an additional fridge/freezer and tumble dryer, or alternatively, office furniture.

#### **FRONT GARDEN**

The front garden is fully enclosed with iron gates, rendered block walls and fences. Laid mostly to lawn with a block paved driveway offering parking for three cars. A garage, side gate and an open porch leading to the front door.

#### **GARAGE**

Single Garage

#### **ON DRIVE**

3 Parking Spaces



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