

## 53 Luscombe Close, Ipplepen

£325,000 Freehold

Semi-Detached Bungalow • Village Location • Driveway Parking • Two Bedrooms • Modern Kitchen • Sun Room • Front and Rear Gardens

### Contact Us...

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the key to your home



This well-presented two-bedroom bungalow, located in the desirable village of Ipplepen, offers a perfect blend of modern living and countryside charm. The property is ideal for those looking to downsize or enjoy a peaceful rural lifestyle, while still being conveniently close to a primary school, Co-op, coffee shop, pub and community hub and has regular bus connections to Newton Abbot (3 miles) and Totnes (7 miles).

Upon entering, you are welcomed into a hallway that provides access to all of the rooms within the property. To the left, you'll find the spacious lounge, a bright and inviting room perfect for relaxing after a hard days work. With large windows allowing plenty of natural light to flood the room, the lounge offers ample space for comfortable seating and creates a welcoming atmosphere throughout the day.

The modern kitchen is well-equipped with a range of built-in appliances, including an oven, hob, and fridge/freezer. This practical and stylish space is ideal for preparing meals. Beyond the kitchen, at the rear of the property, you'll find a useful sun room. This bright and airy space offers a peaceful retreat to relax and enjoy views of the garden, providing a tranquil environment that can be enjoyed year-round.

Both bedrooms are easily accessible from the hallway. The principal bedroom is generously sized, offering plenty of space for additional furniture and storage, making it a comfortable and restful retreat. The second bedroom is also of a good size and can be used as a guest room, home office, or hobby space, depending on your needs.

The bathroom, conveniently located off the hallway, is well-appointed with both a bath and a shower, offering flexibility for your daily routines. Additionally, there is a separate WC accessible from the hallway, adding convenience for both residents and guests.

This bungalow presents a fantastic opportunity to secure a well-maintained, comfortable home in a peaceful village setting, offering a relaxed lifestyle in a beautiful location.

#### **Important Information**

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating D

Teignbridge Council Tax Band C (£2098.46 Per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage  
Supplied

The property is freehold

## Measurements

Lounge - 15'8 × 10'11 (4.77m × 3.32m)

Kitchen - 10'11 × 10'09 (3.32m × 3.28m)

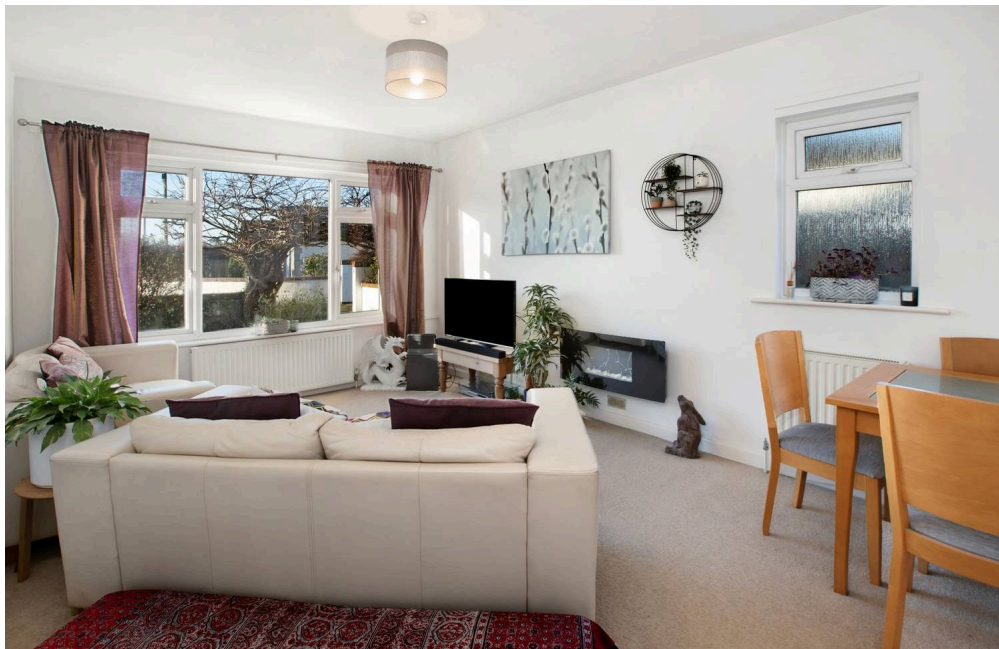
Bedroom - 13'5 × 10'10 (4.10m × 3.31m)

Bedroom - 10'11 × 8'11 (3.34m × 2.72m)

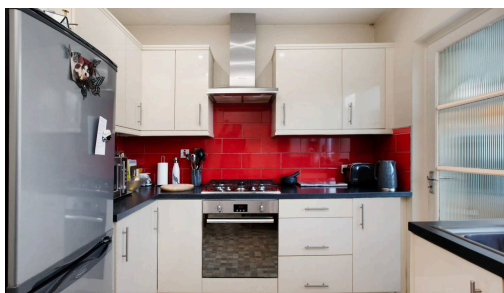
Bathroom - 5'11 × 4'11 (1.80m × 1.50m)

Garden Room - 15'7 × 6'0 (4.74m × 1.82m)

Garage - 15'9 × 9'2 (4.80m × 2.80m)

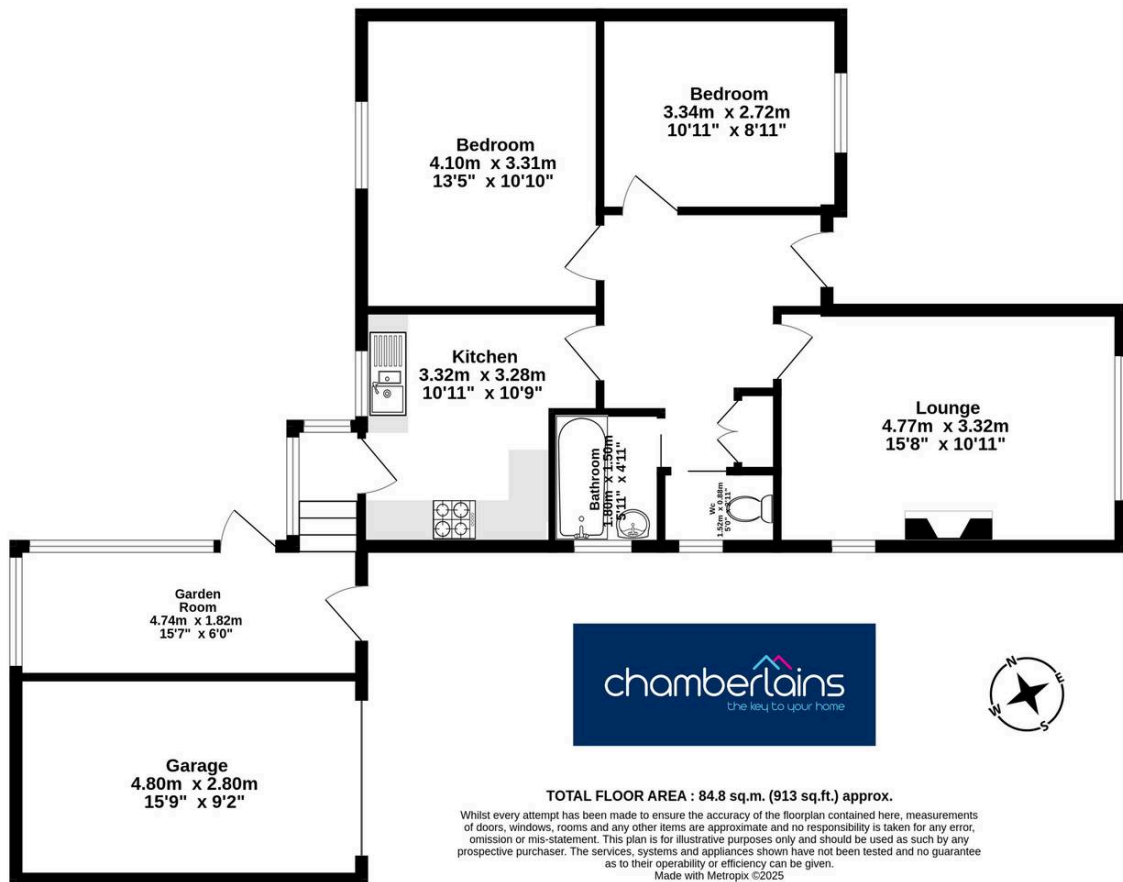


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**Ground Floor**  
84.8 sq.m. (913 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	