



Ingsdon

- Well-Presented Mid-Terraced House
- 3 Bedrooms
- Lounge & Fitted Kitchen
- Modern Bathroom & Additional WC
- Enclosed Front & Rear Gardens
- Allocated Parking Space
- Tucked Away Location
- Semi-Rural Situation

Asking Price:

£240,000

Freehold

EPC RATING: F30

5 Cromwell Cottages, Ingsdon, TQ12 6NW

Situated in the sought-after hamlet of Ingsdon, this property is one of a cluster of just six houses whose gardens adjoin open fields and which enjoy splendid rural views. This unusual home would suit a buyer looking for a country setting but not wishing to be isolated. The property offers the ease of maintenance and well balanced accommodation you would expect in a relatively modern home and therefore might suit a wide range of buyers seeking a little peace and quiet and not wishing to spend the time on maintenance that an older home might require.

The spacious accommodation comprises on the ground floor: entrance hall with stairs to first floor, cloakroom/WC, generous sized lounge with multi fuel burning stove, granite hearth and French doors leading to the rear garden. Kitchen with double-glazed window and an outlook to the front has a range of modern wall and base units with rolled edge work surfaces and tiled splash backs, integrated oven and hob, space for appliances and tiled flooring. On the first floor there is a landing with cupboard housing a modern electric central heating boiler. There are three bedrooms, master with fitted mirror-fronted wardrobes and enjoying lovely countryside views. There is also a modern bathroom with white suite, separate shower cubicle and heated towel rail

Outside there are easy to maintain gardens with lawns and slate paved patios on two levels making an ideal area for alfresco dining or enjoying the sun. This backs onto open countryside. The property benefits from a modern electric central heating system. There is a parking area which is used by the properties' owners along with visitors, nearby. The agent recommends that you take a short drive out from Newton Abbot to fully appreciate the benefits of this lovely location prior to booking your internal viewing. You will not be disappointed by this property which is one of a limited number offering this type of location at a relatively affordable price.

Ingsdon is a small rural hamlet approximately three miles from the popular market town of Newton Abbot. There is unspoilt countryside on your doorstep and beautiful rural views. Dartmoor National Park is within a short drive. There is access close by onto the A38 Devon Expressway linking Exeter and Plymouth. The nearby town of Newton Abbot offers an extensive range of shopping and leisure facilities and benefits from a mainline railway station.

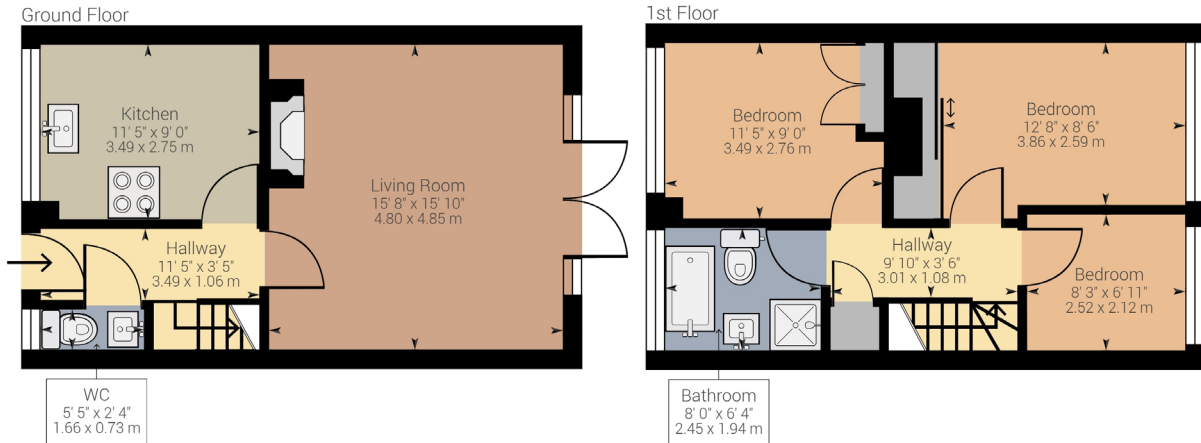
Agents Notes:

Council Tax Band: Currently Band C.

The parking area used by this property does not appear on the deeds

Floor Plans - For Illustrative Purposes Only

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Approximate net internal area: 796.27 ft² / 73.97 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From Newton Abbot take the A383 Ashburton Road. Follow the road through Highweek and turn right just after Seale Hayne (sign posted for Ingsdon). Follow the road for approximately one mile and just after Ingsdon Manor turn left back on yourself into the car park.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	30 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.