

Call 01626 365055
to find out more



Wesley Terrace, East Street, Ipplepen, TQ12 5SX

£220,000



- Mid Terrace Cottage
- Lounge Diner
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Gas Central Heating
- Level Lawned Rear Garden
- On Street Parking
- Village Location
- No Onward Chain
- Tenure: Freehold



chamberlains
the key to your home

Step Inside

An open storm porch provides access to the front of the property, with Wisteria growing to the side of the door and around the front window. The front door opens into the large lounge diner.

The carpeted lounge diner has painted exposed stone walls on two sides and a feature gas fire with wooden surround. There are two built in storage units, offering plenty of storage.

A few steps lead into the kitchen with wooden wall and floor units, with contrasting worktops, offering plenty of storage and workspace. There is space for a freestanding cooker and a full height fridge freezer, along with space and plumbing for a washing machine. A window overlooks the rear and a door accesses the garden.

Open stairs rise to the first floor landing with doors to the two bedrooms and bathroom.

The Principal carpeted double bedroom has a window overlooking the front of the building and inbuilt shelving.

The second carpeted double bedroom has a window overlooking the rear garden and a built in wardrobe.

The family bathroom comprises: bath with electric shower above, a pedestal handbasin and low level w.c. In addition, is a handy storage cupboard. A frosted window overlooks the rear of the property.



Your Notes:

Measurements:

Lounge Diner -	23' 05" x 14' 07" (7.14m x 4.44m)
Kitchen -	14' 06" x 10' 02" (4.42m x 3.1m)
Bedroom -	14' 03" x 09' 10" (4.34m x 3m)
Bedroom -	11' 08" x 07' 03" (3.56m x 2.21m)
Bathroom -	08' 10" x 06' 10" (2.69m x 2.08m)

Step Outside

The front of the property is full of charm and character. A paved pathway leads to the front door. The front garden is full of well established shrubs and flowers, and of course the beautiful Wisteria, adding to the charm of the property.

The enclosed rear garden is mainly laid to lawn, with plenty of scope for those that are green fingered. This has a right of way to both sides. At the end of the garden is a brick built outhouse, ideal for storage. The garden overlooks fields and the countryside beyond.

Useful Information:

Mains electricity, gas and water all connected

Combination boiler installed

Teignbridge district council band C £1772.37

Broadband download speeds of up to 16Mbps (according to BT)



Agents Insight:

Wisteria cottage offers an abundance of character and charm, within the popular village of Ipplepen.

It is located close to the coastal resorts of Torbay, Shaldon and Teignmouth, whilst only be a short distance to countryside walks and to Dartmoor National Park.

This cottage would make a cosy family home or a buy to let investment with an approximate rental value of £725 pcm.

We highly recommend a viewing to see the full character of this lovely property.

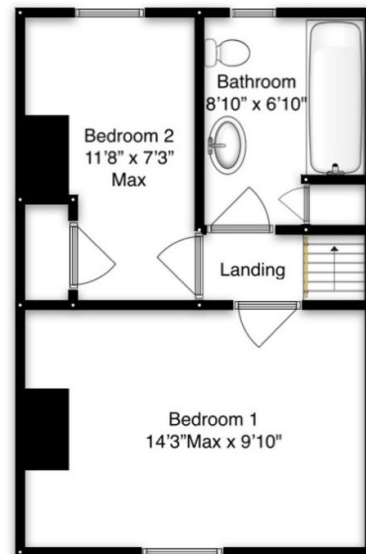
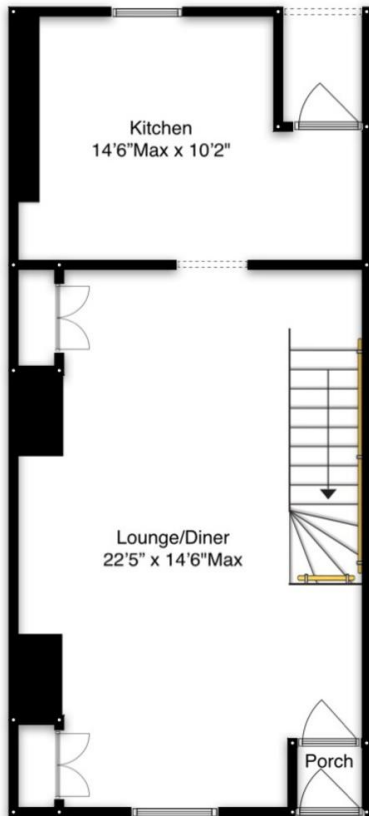
Location:

Ipplepen is a sought after village on the outskirts of Newton Abbot. Wisteria cottage is only a short walk from local shops, pubs, parks, doctors surgery and primary school. This is ideally located to reach the nearby towns of Newton Abbot and Totnes, with bus routes throughout the village.

The market town of Newton Abbot offers a wide range of amenities including high street retailers, leisure facilities, pubs, restaurants and schools. There is good access to the A38 and A380 dual carriageways and onwards to the M5 motorway. The town has a mainline train station which offers rail travel across the country.



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Directions:

From Newton Abbot follow the signs to Totnes. Continue past Parkhill fuel station on your left hand side and then take the main entrance turning right into Ipplepen, Foredown Road. Continue down this road and the house can be found on the right hand side, marked by a Chamberlains for sale board.



Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

