



## Ipplepen

4x  3x 

ENERGY RATING  
D59

- Video Walk-through Available
- Detached Chalet Bungalow
- Four Bedrooms - Two En-Suite
- Spacious Lounge
- Kitchen/Dining Room
- Conservatory & Store Room
- Gas central Heating & Double Glazing
- Sought After Village Location
- Driveway Parking
- Early Viewings Encouraged

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

# 2 Grange Close, Ipplepen, Newton Abbot, TQ12 5RX



1000s of homes sold in Teignbridge

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

## 2 Grange Close, Ipplepen, Newton Abbot, TQ12 5RX

This mature detached chalet bungalow has been the subject of significant enlargement and remodelling over the years to create an impressive and attractive home. The interior is both spacious and versatile. Situated in a cul-de-sac on the edge of the village, the location feels rural but is very convenient. Approximately 400m from the war memorial in the centre of the village and the local co-op store, other village amenities include; a primary school public house/restaurant health centre hub, village hall, play park and sports field with bowling green and tennis courts.

Ipplepen is a vibrant village with many sports clubs and association, it is approximately 4 miles from the market town of Newton Abbot and 5 miles from the ancient town of Totnes, located on the banks of the river dart and famous for its bohemian atmosphere.

### **The Accommodation:**

The accommodation is presented over two floors with the front door opening to an entrance area, which is a part-vaulted ceiling and is flooded with natural light through two windows and a roof light. Open plan to the entrance is the double-aspect living room, which is spacious and light, having originally been two rooms. The extended kitchen/diner is fitted with a comprehensive range of cabinets and solid granite countertops there is also a range style cooker. There is plenty of space for a table and chairs. Of the kitchen there is a double-glazed conservatory with French doors to the garden and a further door providing access to the former garage which now provides storage space. There are two double bedrooms on the ground floor. One has an open plan en-suite with mobility access style bath, wet room, shower area, basin and WC the other is currently used as a hobby is room. Completing the ground floor accommodation there is a further shower room with modern white suite and WC.

On the first floor, a spacious landing provides access to 2 further double bedrooms, one of which has a covered balcony/veranda, enjoying a lovely aspect over the neighbouring fields and countryside. Also on this level is a family bathroom with a modern white suite, whirlpool bath, low-level WC and wash.

### **Outside:**

Gardens are predominantly level and private. Of a modest size the rear garden is fully enclosed with a timber deck the rear boundary, featuring an ancient stone wall.

### **Parking:**

Parking brick paved driveway at the front and side, providing parking for multiple vehicles.

### **Directions:**

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road straight into the village and then turn right at the war memorial into North Street. Follow the road and take the third turning on the left into Grange Close.



# 2 Grange Close, Ipplepen, Newton Abbot, TQ12 5RX



### Approximate total area

1640.64 ft<sup>2</sup>

152.42 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.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.