



Ipplepen

3x  2x 

ENERGY RATING D66

- Video Walk-through Available
- No Upward Chain
- Detached Chalet Bungalow
- 3 Double Bedrooms (1 en-suite)
- Lounge & Separate Sitting Room
- Kitchen/Diner
- Ample Driveway Parking
- Sought-After Village Location
- Exclusive Cul-de-sac Address
- Unusual Opportunity

Guide Price:
£465,000
FREEHOLD

7 Grange Close, Ipplepen, Newton Abbot, TQ12 5RX



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A mature, detached, chalet bungalow offering deceptively spacious accommodation over two floors. Well-presented, the property is located in a particularly sought after cul-de-sac in the older part of the village, close to countryside and some lovely walks. Well set back from the road, the home has plenty of parking on its driveway at the front, whilst at the rear is a secluded, easy to maintain garden with lawn area and decked terrace, all enjoying a high level of privacy. The property is within easy reach of the wide range of amenities such as a small supermarket, primary school, well-respected local inn/restaurant, health centre, play park, sports field, church and village hall. Situated around 5 miles from Totnes and 4 miles from Newton Abbot, Ipplepen supports a vibrant life style opportunity with many clubs and societies.

The Accommodation:

Stepping inside, the accommodation includes a lounge with wood burner, good-sized extended kitchen/diner which opens directly to a separate sitting room, a utility room, two ground floor double bedrooms, and family bathroom with the spacious principal bedroom with en-suite shower room on the first floor.

Outside:

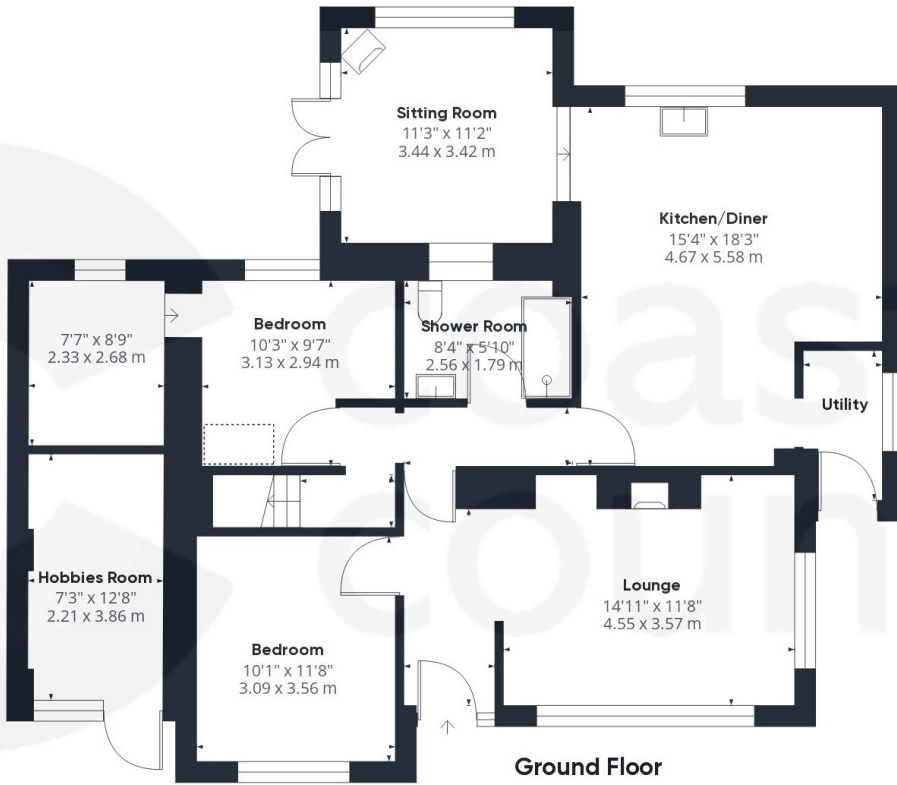
Easy to maintain enclosed rear garden with decked terrace and lawned area. Accessed externally the former garage now provides a hobbies room.

Parking:

Private driveway for multiple vehicles.



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Approximate total area

1423.21 ft²
132.22 m²



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 gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.