



## Ipplepen

3x 1x

ENERGY RATING D68

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Kitchen & Shower Room
- Conservatory
- Front & Rear Gardens
- Garage & Driveway Parking
- Popular Village Location
- Cul-de-sac Location
- Ideal Family Home

**Guide Price:**  
**£335,000**  
FREEHOLD

5 Fulton Close, Ipplepen, Newton Abbot, TQ12 5YJ



1000s of homes sold in Teignbridge

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

## 5 Fulton Close, Ipplepen, Newton Abbot, TQ12 5YJ

A lovely semi-detached house with attractive low maintenance face brick elevations situated in a most desirable and small cul-de-sac within the well served village of Ipplepen. Dating from the early 1980s and having been improved over the years with a new kitchen conservatory extension and a gas central heating system. At the side is a garage and driveway providing off road parking whilst the privately enclosed rear garden enjoys a good level of sunshine and has been designed with ease of maintenance in mind.

The highly regarded village of Ipplepen offers a vibrant lifestyle choice with many clubs and societies and also offers a wide range of village amenities including a well-regarded inn/restaurant ancient church superb primary school health centre village hall and excellent small supermarket.

### The Accommodation:

Stepping inside the accommodation is light and airy and presented over two floors. An enclosed porch leads through to the hallway with stairs to the first floor and useful guest cloakroom off. The lounge overlooks the rear and has an open fireplace currently housing a living flame gas fire. From the lounge bi fold doors open to the kitchen / diner with a selection of modern cabinets space for a table and patio door opening to a double-glazed conservatory overlooking the rear garden.

On the first floor are 3 bedrooms and a family shower room with WC and basin.

### Outside:

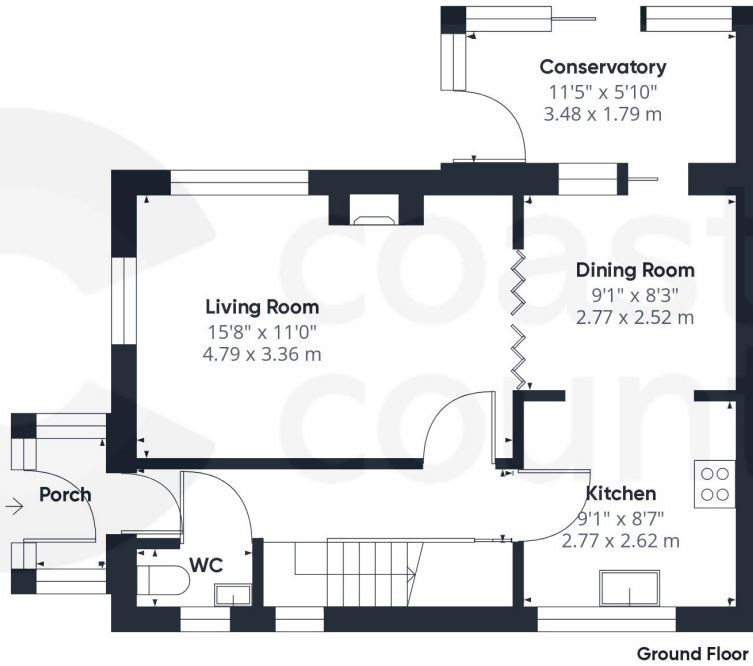
Open plan front garden mainly laid to lawn. Privately enclosed rear garden designed for low maintenance with much use of gravel and paving.

### Parking:

Garage and driveway approach.



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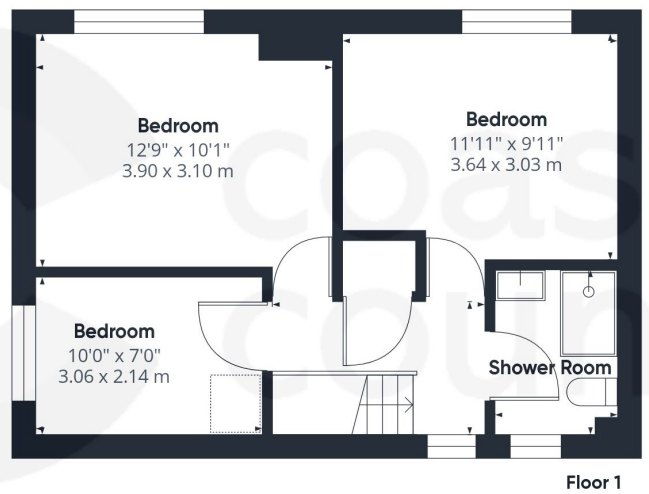


### Approximate total area

916.84 ft<sup>2</sup>  
85.18 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 D

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		87 B
69-80	C		
55-68	D	68 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.