



Ipplepen

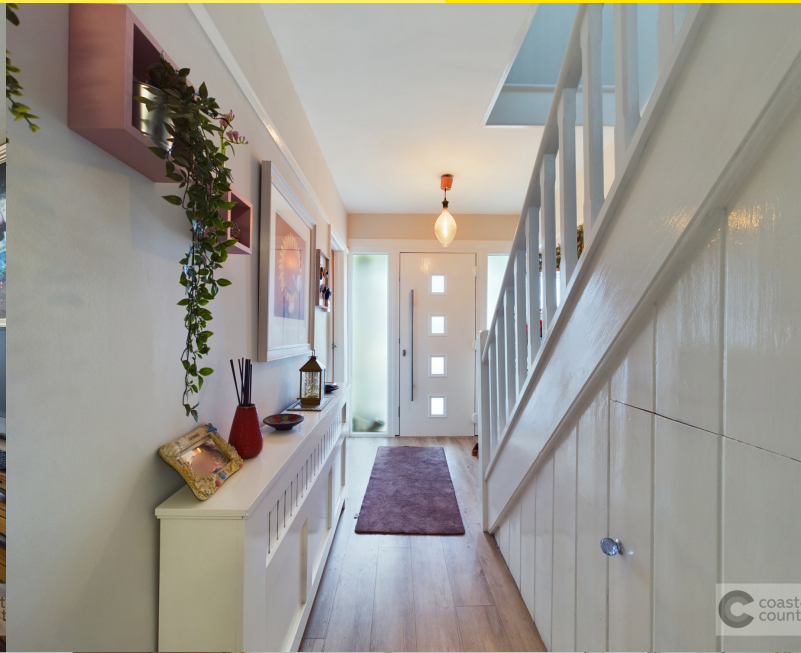
5x  2x 

ENERGY RATING D66

- Video Walk-through Available
- Superb 1930s Semi
- 5 Bedrooms (Principal en-suite)
- Fabulous Kitchen/Diner
- Integral Double Garage
- Views Over Fields
- Highly Sought-After Village
- 2000+ sqft
- Private Gardens to Side & Rear
- Extensive Extended Accommodation

Guide Price:
£550,000
FREEHOLD

Homeleigh, Foredown Road, Ipplepen, Newton Abbot, TQ12 5TA



1000s of homes sold in Teignbridge

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

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This substantial 1930s-style semi-detached house has been the subject of much improvement, remodelling and enlargement over the years to now provide an impressive and superbly-presented home extending to some 2000sqft. With well-tended gardens wrapping around the side and rear offering much privacy and seclusion, driveway with space for several vehicles and an integral double garage with remote electric roller door, the property enjoys some lovely open views from the front over fields.

Located on the edge of the highly sought-after village of Ipplepen, itself positioned approximately 4 miles from the well-served and popular market town of Newton Abbot, and 5 miles from the historic town of Totnes, perched on the banks of the river Dart and famous for its bohemian atmosphere, the property is also conveniently positioned for Torbay through the lanes with Torbay Hospital being 5 miles' drive. Ipplepen offers a vibrant lifestyle opportunity with many clubs, societies and sports teams. Very close by is the village church and a selection of amenities including a local Coop store, popular inn/restaurant, excellent primary school, modern health centre/surgery, well-attended church, village hall, play park, sports field, tennis court and bowling green.

The Accommodation:

Stepping inside, the accommodation flows beautifully, has plenty of natural light and is smartly-presented over two floors. An arched open porch provides shelter from the elements and has a contemporary-style composite door with full-height obscure glazed side panels on both sides opening to the reception hallway. This has the traditional-look staircase leading to the first floor and two solid oak doors to the main reception area. Formerly three separate rooms, the main reception area now provides a fabulous L-shaped open plan area of impressive proportions featuring a walk-in bay window enjoying the views at the front and a chimney breast with recessed modern wood burner. Off this area, twin-glazed doors open to both the kitchen/diner and the garden room which is flooded with light through a glazed roof lantern and provides access through glazed doors to the rear garden. The fabulous kitchen/diner has been updated over recent years and has cabinets wrapping around on three sides with extensive countertops and a tiled floor. With plenty of space for a central farmhouse-style size table and chairs, this room has natural light provided by two windows to the rear, one to the side and two Velux roof lights in the part-vaulted ceiling. Off the kitchen, doors open to the integral double garage with appliance space and plumbing for a washing machine, also a rear lobby with the back door to the garden and a useful separate basin off.

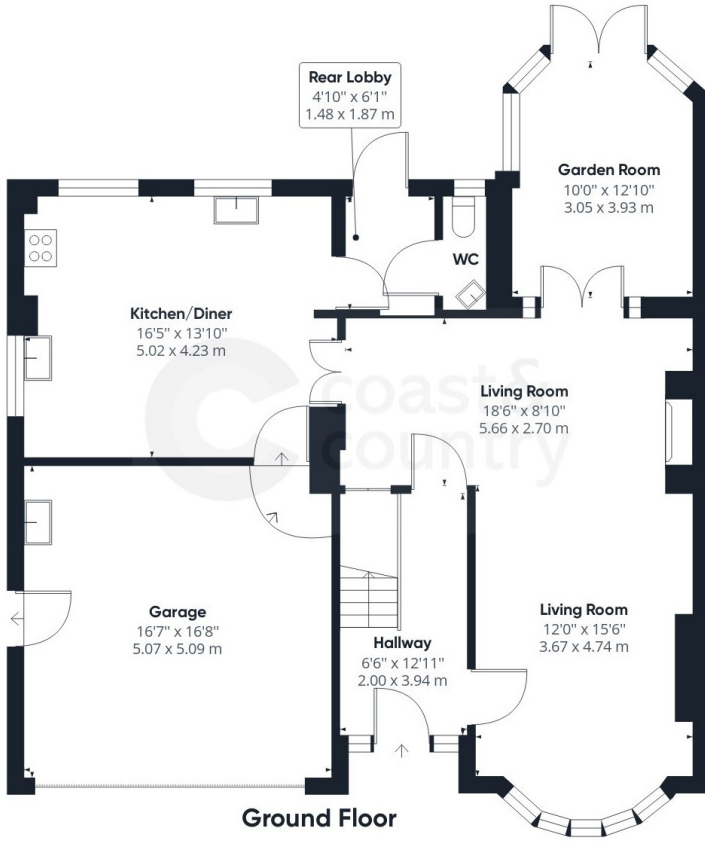
On the first floor are five bedrooms. The principal bedroom is of an excellent size with fitted wardrobes and two windows enjoying the views and a full en-suite bathroom with separate shower cabinet, WC and vanity basin. Completing the accommodation is the family bathroom with modern white suite.

Outside: The property has predominantly level and privately enclosed gardens ying to the side and rear. Mainly laid to lawn with some inset planting. Wide-paved terrace adjoining the rear of the house, decked terrace at the far end of the rear garden and further raised terraced deck enjoying views over fields.

Parking: Integral double garage with remote electric door, wide driveway approach for further vehicles.



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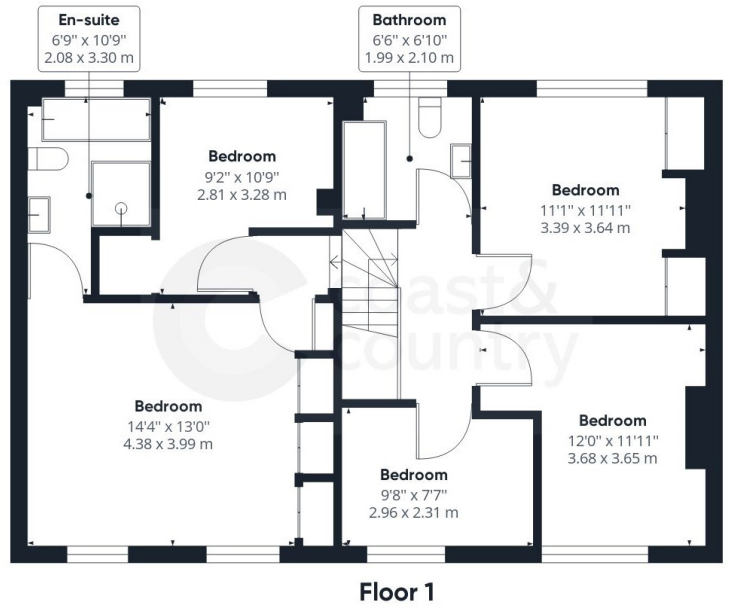
Approximate total area

1949.63 ft²

181.13 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 E

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		74 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.