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THE AWARD WINNING
ESTATE AGENTS

Brochel, Totnes Road
Freehold



Brochel, Totnes Road, Ipplepen, Newton Abbot, TQ12 5TD

A surprisingly spacious detached chalet bungalow with a lovely enclosed garden.

- Video Walk-Through Available
- Extremely Spacious Detached Chalet Bungalow
- 5 Bedrooms
- Lounge & Generous Kitchen/Diner
- Further Reception Room
- 2 Bath/Shower Rooms
- Level Gardens & Veranda
- Ample Off Road Parking & Garage
- Sought After Village Location
- Versatile Accommodation

Smartly presented and offering versatility, this superb mature detached chalet bungalow has much to offer. The property is approached through a gated entrance onto a large brick paved driveway which runs the full width of the front and down one side which provides extensive parking for multiple vehicles. There is also a detached garage.

The rear garden is a real feature of the property, with a long and wide expanse of lawn and a covered veranda adjoining the property which provides a fantastic entertaining area. The plot is fully enclosed, offers a high level of privacy and, in total, extends to around 0.2 of an acre.

The property is located on the edge of the highly regarded and much sought after village of Ipplepen, itself home to a particularly vibrant community with many clubs and societies and annual village social events. Village amenities include a popular public house/restaurant, health centre, café, primary school, small supermarket and more. The village offers excellent access to Totnes (5 miles), Newton Abbot (4 miles) and Torbay and the coast around 5 miles also.

ACCOMMODATION

The accommodation extends to approximately 200m² in total including the veranda. It is all well presented, well balanced and versatile, with five double bedrooms over two floors, the current owners use two of the ground floor bedrooms as offices, having been redecorated earlier this year. The two first floor bedrooms provide access to useful eaves storage space. There is a first class, fully-tiled bathroom with freestanding bath and separate shower cabinet on the ground floor, and a modern shower room with white

suite on the first floor. The living space is dominated by a fabulous open plan kitchen/dining room, itself some 35m² and fitted with a selection of modern cabinets including a fashionable island. Off the kitchen is multi-use reception room which opens directly to the adjoining veranda and overlooks the rear garden. Completing the picture is the main lounge which has French doors to the veranda also.

OUTSIDE

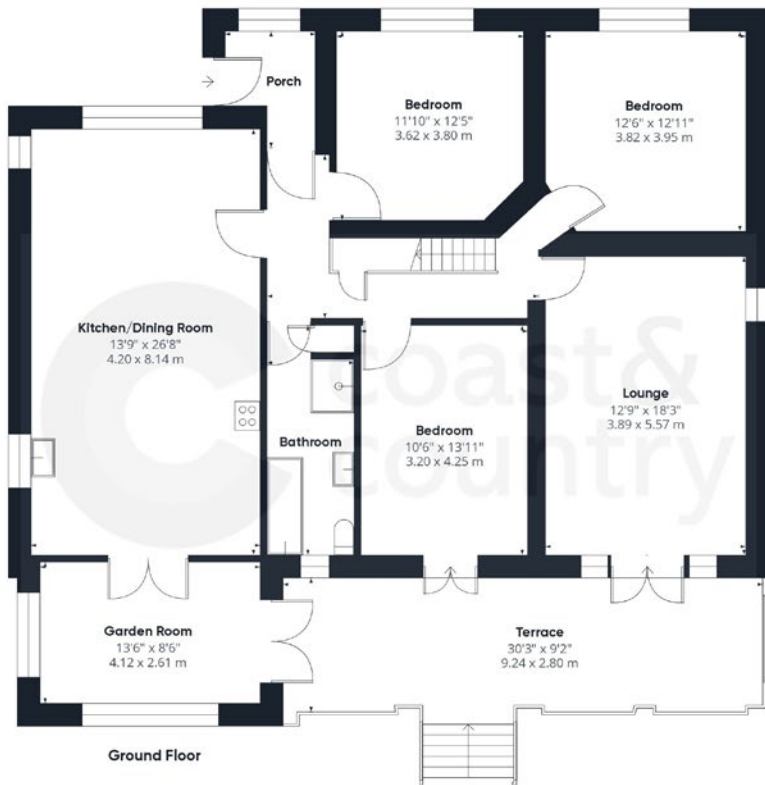
Extensive parking for multiple vehicles at the front and one side on the property's smart, gated, brick paved driveway. Detached garage.

Lovely enclosed plot offering seclusion with gardens which are fully enclosed and mainly laid to lawn.

Mains drainage. Mains gas. Mains electricity. Mains water.

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





Approximate total area

1834.17 ft²
170.4 m²

Balconies and terraces

299.67 ft²
27.84 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council
Council Tax: Currently Band E

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road towards Totnes. Just after the petrol station on the left and the main turning for Ipplepen on the right the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		