

1 CROKERS WAY
IPPLEPEN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I CROKERS WAY

Situated in the sought after village of Ipplepen between Totnes and Newton Abbot, an immaculately presented detached bungalow, offering spacious accommodation to include 3 bedrooms, 2 bathrooms, open plan reception space, garden and parking.

To the front of the property ample driveway parking leads to the entrance porch and into the hallway which gives access to the three bedrooms and family bathroom. The master bedroom benefits from an en-suite shower room. The open plan sitting/dining room is a fantastic, bright and airy space with skylights and floor to ceiling windows. There is also a wood burner in situ and ample space for a dining table and chairs. A door leads through to the kitchen which is fitted with modern units and has a small breakfast bar.

At the rear is a low maintenance garden with patio area and level lawn.

The village of Ipplepen has a public house, a post office/newsagents, a well-regarded primary school, village store, medical centre, library and cafe, bus service to both Newton Abbot and Totnes and an excellent 18 hole golf course at Dainton which is opposite a large garden centre. Communications in the area are superb with the A381, linking Totnes and Newton Abbot just one mile away. The A38 Devon Expressway is 5 miles to the north connecting Plymouth and Exeter where it joins with the M5. The bustling market town of Newton Abbot has a mainline railway station giving direct connections to London Paddington.



PROPERTY DETAILS

Property Address

1 Crokers Way, Ipplepen, Newton Abbot, Devon

Mileages

Totnes 5 miles Exeter 18 miles Plymouth 28 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: 67, Potential: 83

Council Tax Band

C

Tenure

Freehold

Authority

Teignbridge District Council

Key Features

- Sought after village location
- Detached Bungalow
- Immaculately presented throughout
- Large reception space flooded by natural light
- 3 bedrooms, master with en-suite
- Ample driveway parking

Fixtures & Fittings

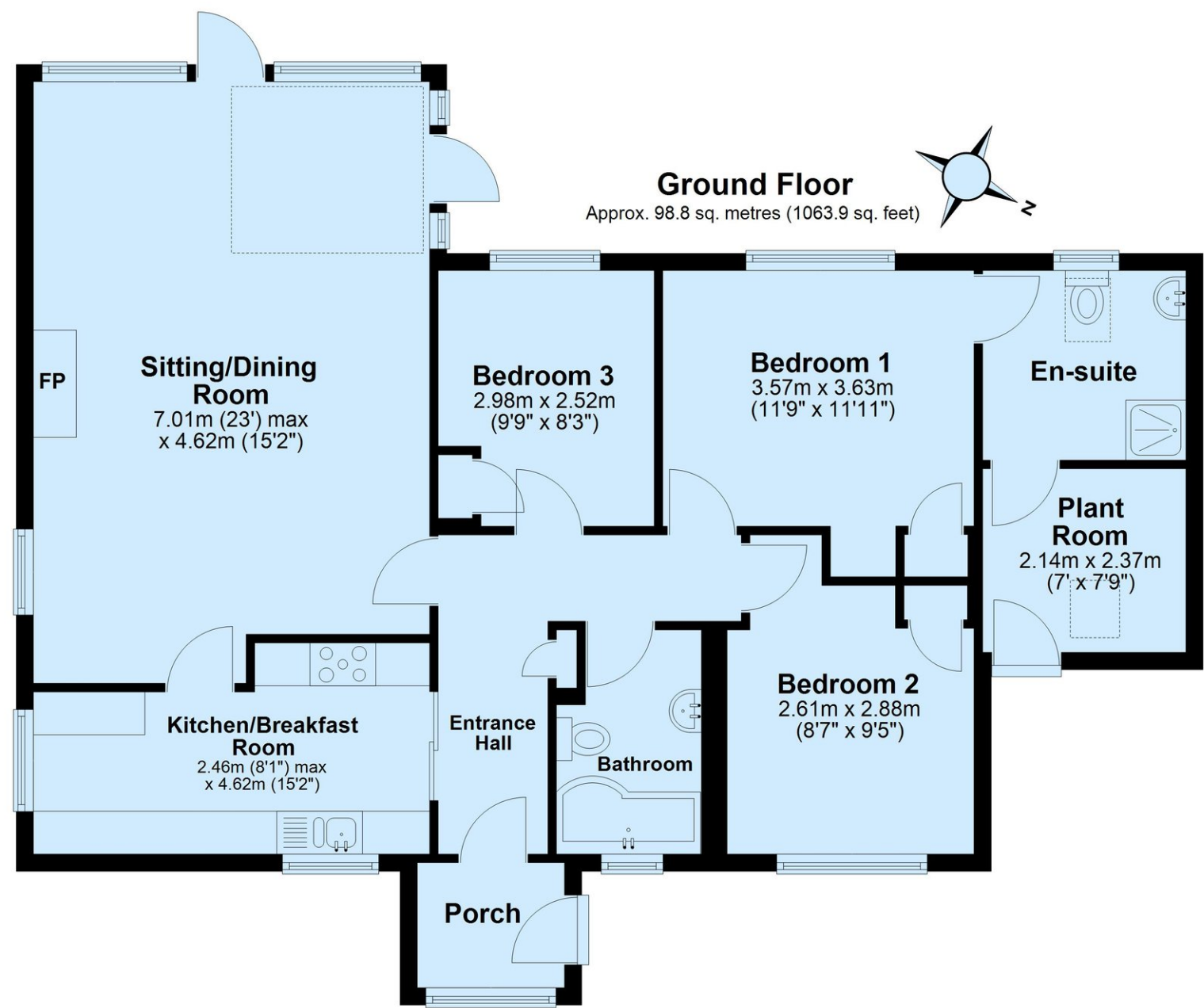
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN



Total area: approx. 98.8 sq. metres (1063.9 sq. feet)

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