



**SAMPLE  
MILLS**

**Fulton Close  
Ipplepen  
Newton Abbot  
Devon**

**£350,000**  
FREEHOLD





**Fulton Close, Ipplepen,  
Newton Abbot, Devon**

**£350,000 freehold**

Occupying a level location is this 3 bedroom detached house situated in the sought after village of Ipplepen, within easy driving distance of both Newton Abbot and Totnes where a good range of amenities can be found in both towns.

The property is well presented throughout and has accommodation comprising entrance hall, lounge, kitchen/dining room, conservatory, 3 bedrooms and fully tiled shower room.

There is a low maintenance garden to the front plus an attached garage and off road parking.

To the rear of the property is a good size garden being laid to lawn and paved patio with mature plants and trees.

Further features include gas central heating and uPVC double glazing.

Viewing highly recommended if you are looking for a detached property in this sought after village location.



uPVC part double glazed door leading through to

### Entrance Hall

Double panelled radiator. Staircase rising to first floor. Security alarm. Glazed door through to

### Lounge - 14'4" x 12'6" (4.37m x 3.81m)

Double panelled radiator. TV point. uPVC double glazed window to front aspect. Understairs storage cupboard. Coving to textured ceiling. Part glazed door opening through to

### Kitchen/Dining Room - 15'7" x 10'7" (4.75m x 3.23m)

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Partly tiled walls. uPVC double glazed window overlooking the rear. Double panelled radiator. Built in shelved larder cupboard. Coving to ceiling. uPVC sliding patio doors providing access through to the Conservatory.

### Conservatory - 8'8" x 8'5" (2.64m x 2.57m)

uPVC double glazed, with double glazed door providing access to the rear garden.

## FIRST FLOOR

### Landing

Built in shelved cupboard.

### Bedroom 1 - 13'6" x 9'6" (4.11m x 2.90m)

Double panelled radiator. uPVC double glazed window overlooking the rear garden and enjoying views over the fields and countryside. Coving to textured ceiling.

### Bedroom 2 - 11'3" x 8'7" (3.43m x 2.62m)

Hatch to loft space. Double panelled radiator. uPVC double glazed window to front.

### Bedroom 3 - 8'5" x 6'9" (2.57m x 2.06m)

Double panelled radiator. uPVC double glazed window enjoying a front aspect.

### Shower Room

Walk-in shower with fitted shower. Circular wash hand basin. Low level WC. Fitted store shelving. Fully tiled walls. Inset spotlights. Obscure uPVC double glazed window.

## OUTSIDE

To the front of the property there is a garden laid to gravel with raised beds consisting of various bushes and shrubs. Pathway approach.

To the rear of the property there is a patio area and garden laid to lawn with surrounding borders consisting of bushes and trees. Door to:

### Garage - 17'2" x 8'8" (5.23m x 2.64m)

Gas boiler for hot water and gas central heating system. Plumbing for washing machine. Power and light.

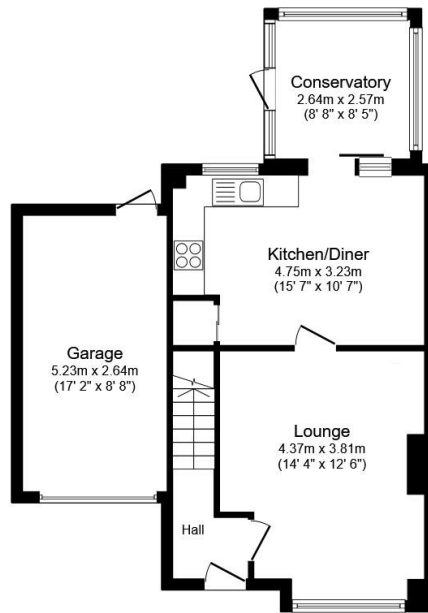
There is also off road parking to the front.

## AGENT'S NOTE

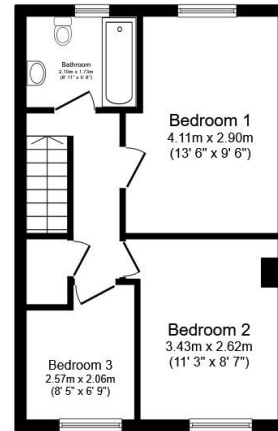
Council Tax Band: 'C' £2098.46 for year 24/25

EPC rating: 'C'





**Ground Floor**  
Floor area 59.9 m<sup>2</sup> (645 sq.ft.)



**First Floor**  
Floor area 36.5 m<sup>2</sup> (393 sq.ft.)

**TOTAL: 96.4 m<sup>2</sup> (1,038 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**SAMPLE  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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