

**SAMPLE
MILLS**



**Crokers Way
Ipplepen
Newton Abbot
Devon**

£310,000
FREEHOLD





Crokers Way, Ipplepen, Newton Abbot, Devon

£310,000 freehold

A Detached 3 bedroom property situated in the popular village of Ipplepen providing easy access for all local amenities.

The village of Ipplepen offers a good range of facilities to include the village primary school, shop, post office, doctors, pub and Church together with easy access to Newton Abbot town centre and Totnes, both boasting a further range of facilities and amenities to include shops, primary and secondary schools, library, leisure centre, hospital, and road links via the A38/A380/M5 motorway, and the main rail line to London Paddington which runs daily.

The accommodation internally comprises entrance porch, hallway, kitchen, side porch, downstairs bedroom/reception room, downstairs shower room, dining room, lounge and rear conservatory. Upstairs, there are 2 bedrooms and a bathroom.

The property has a garage on the side plus off road parking, level gardens to the front and rear, it has gas central heating with a new boiler and double glazing.

Viewing is highly recommended for this property that is vacant and is sold with **NO CHAIN**.



uPVC double glazed door with uPVC double glazed window to:

Entrance Porch

Gas meter. Shelving. Wooden door with display window through to:

Hallway

Cupboard housing electric meter. Thermostat control for central heating. Storage cupboard with shelving. Arch through to:

Inner Hallway

Double panelled radiator. Door opening onto:

Kitchen – 3.10m x 2.80m (10'2" x 9'2")

Fitted base units. Worktop surface areas. Wall mounted cupboards. uPVC double glazed window overlooking the front. Coving to ceiling. Double panelled radiator. Plumbing for washing machine. Stainless steel drainer. Rear door to:

Side Porch – 2.70m x 1.40m (8'10" x 4'7")

uPVC double glazed windows to the side, rear and front.

Downstairs Bedroom/Reception Room – 3.40m x 2.50m (11'2" x 8'2")

uPVC double glazed window facing the side. Single panelled radiator.

Shower Room – 2.50m x 1.80m (8'2" x 5'3")

Shower cubicle. Low level w/c. Wash-hand basin. Fixed mirror. Tiled walls. Obscure uPVC double glazed window. Shaver light and socket. Heated rail.

Dining Room – 3.80m x 2.80m (12'6" x 9'2")

uPVC double glazed window to the rear. Single panelled radiator. Door through to:

Lounge – 3.40m x 2.80m (11'2" x 9'2")

Fitted electric fire, surround and mantle over. TV point. uPVC double glazed patio doors onto:

Conservatory – 3.40m x 2.02m (11'2" x 6'8")

uPVC double glazed doors. Tinted windows. Access onto the rear garden.

Staircase to Landing

Wooden balustrade. Single panelled radiator. uPVC double glazed window to the side. Doors off to:

Master Bedroom – 4.40m x 3.10m (14'5" x 10'2")

uPVC double glazed windows to the front. Single panelled radiator. Wardrobe with double doors, hanging rails and shelving. Airing cupboard.

Bedroom 2 – 2.90m x 2.10m (9'6" x 6'11")

uPVC double glazed window looking over the front. Single panelled radiator. Loft void access.

Bathroom – 3.09m x 1.50m (10'2" x 4'11")

Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Tiled walls. Obscure uPVC double glazed window. Mixer tap. Single panelled radiator.

Garage – 4.80m x 2.60m (15'9" x 8'6")

To the side with electric up and over door, power and light.

Outside

The property has tarmacked hard-standing to the front with raised wall, borders, shrubs and garden, gravelled shingle area with path leading around to the side.

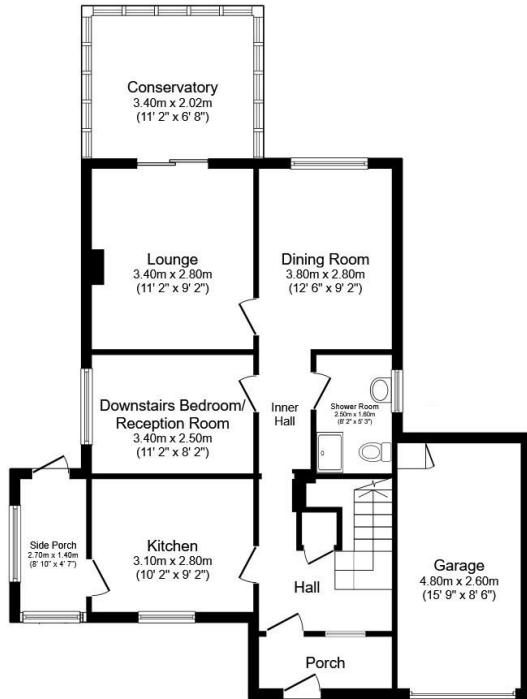
The rear garden comprises a level garden with fish pond, wooden decking area, outside storage shed, shingled area with borders, plants and shrubs.

Agents Note

Council Tax Band: 'D' £2360.77 for 2024/25

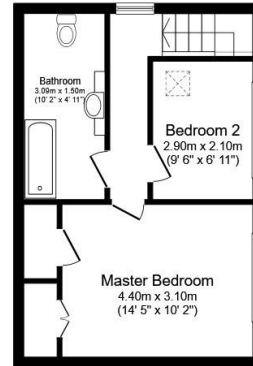
EPC: 'D'





Ground Floor

Floor area 92.0 m² (990 sq.ft.)



First Floor

Floor area 34.6 m² (372 sq.ft.)

TOTAL: 126.5 m² (1,362 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.