



9 Wesley View



9 Wesley View

Croft Road, Ipplepen, Devon, TQ12 5SW

Newton Abbot 4 miles, Totnes 6 miles, Exeter 20 miles

A three-bedroom family home situated in the popular village of Ipplepen. The property is in need of some modernisation but offers a fantastic opportunity for any purchaser to make the home their own.

- Three-bedroom family home
- Renovation opportunity
- Large garden and off-street parking
- Freehold
- Popular village location
- No onward chain
- Scope to extend (Subject to necessary consent)
- Council Tax Band C

Guide Price £330,000

SITUATION

The property is only a short stroll from the centre of the sought-after village of Ipplepen and its extensive range of amenities including; a small supermarket, post office, primary school, two churches, public house, medical centre, sports field/play park and village hall. Ipplepen is conveniently located between the market town of Newton Abbot and the historic castle town of Totnes both of which offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

DESCRIPTION

9 Wesley View is a well propertied family home in a large plot with parking for multiple vehicles at the front with spacious gardens to the rear with a paved area for entertaining and a large lawned section beyond. The house is made up of a spacious sitting room, kitchen/dining room and utility room on the ground floor. On the first floor are two double bedrooms and a well sized single along with a family shower room.



ACCOMMODATION

Upon entering the property there is a useful boot room providing space for shoes and coats. Beyond this is the entrance hallway giving access to the kitchen and sitting room. The sitting room enjoys a bay window, gas fireplace and ample space for seating. The kitchen/dining room is a good size with a range of fitted wooden units and the dining space enjoys plenty of space for a large dining table with views over the rear garden. Leading on from the kitchen is the useful utility room that has a separate WC.

On the first floor there are three bedrooms with two double bedrooms and a large single. The shower room has been recently fitted enjoys a large walk in shower.

SERVICES

All mains services are connected. Council Tax Band C.

AGENTS NOTE

Devon rule - The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Purchasers are advised that they must seek the written consent of Teignbridge District Council or have lived or worked within the administrative county of Devon, or a combination of the two, for three years prior to purchase.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01803 866130.

VIEWING

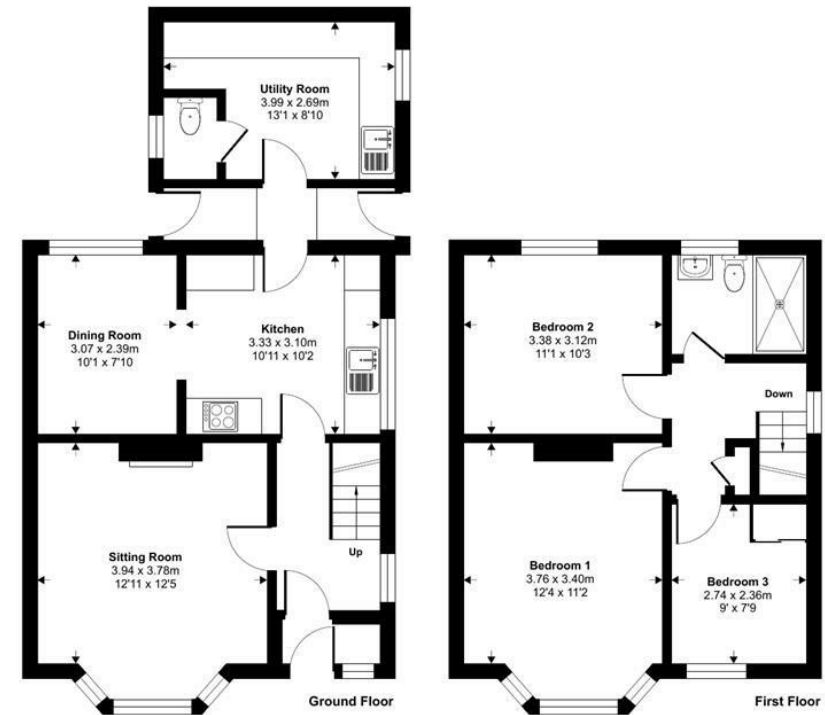
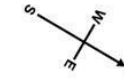
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1081 sq ft / 100 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2022. Produced for Stags. REF: 855523.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London