



16 Dornafeld Close, Ipplepen, Newton Abbot, TQ12 5SN

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A beautifully located detached three double bedroom bungalow, situated in the highly sought-after village of Ipplepen. The property benefits from a good size garden, conservatory, large driveway and garage. EPC Band: D. Pets by negotiation (Terms Apply). Tenant Fees Apply.

• Spacious Three Bedroom Bungalow • Sought After Village Location • Fully Fitted Kitchen • External Store and Three Sheds • Two Reception Rooms • 12 Months Plus • Pets by Negotiation (Terms Apply) • Deposit: £1,615.00 • Council Tax Band: C • Tenant Fees Apply

£1,400 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

The property is set within the sought-after village of Ipplepen with shops, a Health Centre, Church, Primary School, Garage and Post Office all easily accessible. The village is situated within easy driving distance of Totnes and Newton Abbot, which offer a wide range of facilities and have mainline stations to London Paddington and the intercity line. Dartmoor National Park is approximately 6 miles distance, as is the A38 dual carriageway which provides links to Plymouth, Exeter and connects with the M5 motorway network.

## ACCESS

The property is accessed from Dornafeld Close, via a gate which leads to the driveway and property. The front door is to the side of property, which leads to a porch and hallway, with storage cupboards. Doors leading to :-

## LIVING ROOM

Good size living room with an electric fireplace, carpeted flooring and a window to the front of the property.

## OPEN PLANNED KITCHEN/DINING ROOM

KITCHEN - Comprises of wall and floor units, a fridge/freezer, an oven with 4 point hob above, a washing machine and a dishwasher. Window to the front of the property.

DINING ROOM - Good size dining space, with a separate pantry. Carpeted flooring and a feature electric fireplace. French doors lead onto the Conservatory.

## MASTER BEDROOM

Double bedroom with carpeted flooring, fitted drawers with a sink, a stand alone shower cubicle and a window overlooking the back garden.

## BEDROOM 2

Double bedroom with a fitted wardrobe, carpeted flooring and a window to the side of the property.

## BEDROOM 3

Small double bedroom with a fitted wardrobe, carpeted flooring and a window to the side of the property.

## BATHROOM

Comprises of a shower over the bath, a heated towel rail, WC, a hand wash basin with a cupboard underneath.

## WC

WC, hand wash basin and a window to the side of the property.

## CONSERVATORY

Carpeted room with a bespoke, aluminium insulated roof. Triple aspect window allow panoramic views over the garden. French doors lead to the rear garden.

## STORAGE ROOM

Accessed from the dining room and the conservatory, doors lead to a small storage room, with a worktop and cupboards.

## OUTSIDE

REAR GARDEN - Good size garden which has paved and grass areas. There are 3 sheds, a greenhouse and an outbuilding. From the garden there is access to the garage and a gate leads to the driveway.

DRIVEWAY - ThLarge, gated driveway with space for around 3/4 cars.

GARAGE & OUTBUILDING - Single garage, with electricity and storage shelving, with a separate outbuilding off of it for storage.

## SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.

Council Tax Band: C

## LOCAL AUTHORITY

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

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,400.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,425.00 pcm. DEPOSIT: £1,615.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## RENTERS RIGHT BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implement\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implement_roadmap.pdf)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		