



- 🏠 An end of terrace character home situated in the sought after village of Ipplepen with it's many amenities
- 🏠 Entrance porch
- 🏠 Lounge diner
- 🏠 Kitchen
- 🏠 Two bedrooms
- 🏠 Family bathroom
- 🏠 Loft room
- 🏠 Roof terrace providing views
- 🏠 Courtyard garden



A fantastic opportunity to acquire this character home nestled in the heart of this popular Devon village with two bedrooms, loft room, courtyard garden and roof terrace providing views over the village.

A door at the front of the property opens into the vestibule providing a perfect space for coats and shoes. From here a door opens into the lounge/diner which features a woodburning stove set in a large ancient beamed inglenook fireplace. There is space for dining table and chairs, windows to three sides of the property and a door opening to the kitchen. Fitted with a range of wall and base level units the kitchen has a halogen glass hob with electric single oven under, one and a half bowl stainless steel sink unit, integrated dishwasher, space for fridge freezer and space and plumbing for washing machine. A double glazed window over looks the courtyard garden and a door provides access. Two steps from the kitchen lead to a double glazed door which provides access to the alleyway at the side of the property.

On the first floor and accessed by a staircase from the living room is the master bedroom en-suite, further double bedroom and the family



bathroom. The master bedroom is a light and airy room, with good views from it's window and has the benefit of an en-suite fitted with shower cubicle, low level WC and wash and basin. Bedroom two, slightly larger than the master bedroom, has a window to the front of the property. The bathroom is fitted with suite comprising panelled bath with electric shower over, pedestal wash and basin and low level WC. From the landing stairs rise to the loft room where there are doors providing access to eaves storage and steps lead to a large window opening to the delightful private roof terrace which enjoys views over the village.

Archway Cottage is freehold and connected to all mains services with gas fired central heating.
Council Tax band: D - Teignbridge District Council.

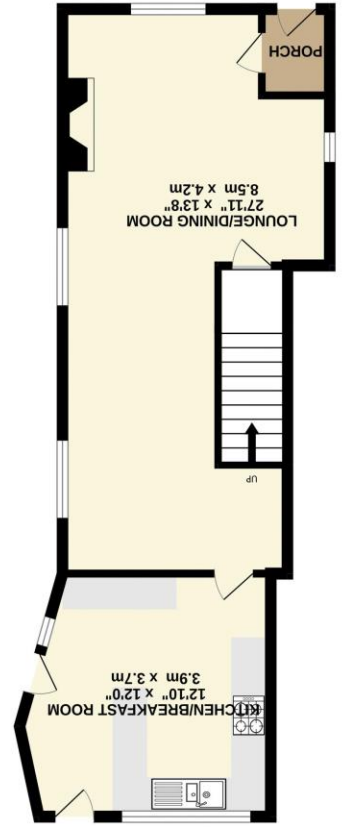
Our View "Viewing advised to appreciate this character village home"



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



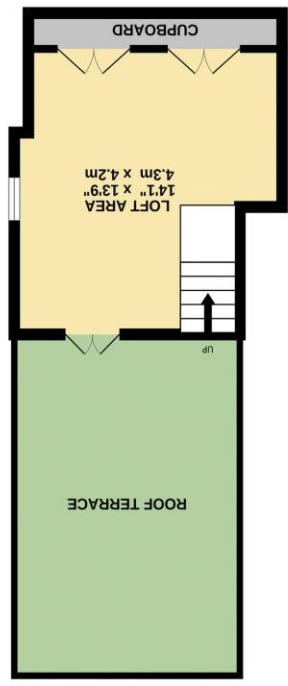
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 486 sq. ft. (45.2 sq. m.) approx.



1ST FLOOR
 494 sq. ft. (45.9 sq. m.) approx.



2ND FLOOR
 200 sq. ft. (18.6 sq. m.) approx.

Energy Efficiency Rating

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

81 | B (Current) | 47 | E (Potential)



Archway Cottage, 10 North Street, Ipplepen, Newton Abbot, Devon, TQ12 5RT

Ref: DWO02498
 01803 866336

Guide Price £295,000

