



30 North Street

30, North Street, Ipplepen, Newton Abbot, TQ12 5RT



Newton Abbot: 3.9 miles, Totnes: 5.8 miles, Exeter: 21.9 miles

A substantial detached family home situated in the heart of the popular village of Ipplepen, extending to approximately 1,740 sqft together with off-road parking, a garage and easy access to village amenities.

- Detached family home
- Heart of village location
- Suitable for modern living
- Ample reception space
- Kitchen/breakfast room
- 5 First floor bedrooms
- Integral single garage
- Off-road parking
- Freehold
- Council tax band: E

Guide Price £495,000

SITUATION

The property is situated within the heart of the popular village of Ipplepen, a thriving South Devon village benefitting from a strong sense of community and an excellent range of day-to-day amenities. These include a Co-op supermarket, primary school, doctors' surgery, churches, public house, restaurant, sports facilities and village hall.

The market town of Newton Abbot and the historic town of Totnes are both within easy reach, offering a wider range of shopping, educational and recreational facilities. Both towns also benefit from mainline railway stations providing direct services to London Paddington. The A38 Devon Expressway is readily accessible, providing convenient links to Exeter, Plymouth and the M5 motorway beyond.

DESCRIPTION

30 North Street is a substantial detached family home believed to have been built in 1986 and subsequently extended in 1992. Having been in the ownership of the same family since 2007, the property offers extensive accommodation extending to approximately 1,740 sqft arranged over two storeys.

The accommodation combines generous reception space on the ground floor with five bedrooms on the first floor, creating a practical family home in a convenient village setting. Further benefits include off-road parking, an integral garage and an enclosed courtyard garden.

ACCOMMODATION

The accommodation is arranged over two storeys and offers a well-balanced arrangement of reception and bedroom space.

The ground floor comprises a generous sitting room positioned to the side of the dwelling, extending from the front to the rear of the property and providing a comfortable reception space for family life and entertaining with French doors opening to the rear terrace garden. A separate dining room offers further flexibility, while the kitchen/breakfast room provides ample space for informal dining and day-to-day living. The kitchen is fitted with a fridge, gas hob and built-in double oven.

In addition, there is a useful utility room, which includes an upright fridge freezer and washing machine. From the entrance hall there is access to a downstairs cloakroom with a WC, enhancing the practicality of the accommodation. An internal door provides access to the integral garage, which benefits from an automatic garage door operated by a key fob.

On the first floor are five bedrooms. The principal

bedroom is a particularly spacious double room and benefits from an en suite shower room. A second double bedroom enjoys generous proportions, while the remaining three bedrooms provide flexible accommodation suitable for family members, guests or home working.

These bedrooms are serviced by a family bathroom comprising a separate shower, bath, wash basin and WC.

OUTSIDE

To the front of the property is a small area of lawn bordered by attractive bedding plants, creating a pleasant approach to the dwelling.

Off-road parking is available for two vehicles and leads directly to the integral garage, which benefits from power and lighting and offers useful storage or additional parking.

To the rear of the property is an enclosed courtyard garden providing a pleasant and low-maintenance space suitable for outdoor seating and dining.

SERVICES

All mains services are connected. Gas fired central heating.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

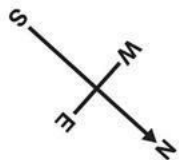
Council Tax Band: TBC.

DIRECTIONS

From Totnes, proceed on the A381 towards Newton Abbot and continue into the village of Ipplepen. Upon entering the village, proceed through the centre and turn onto North Street, where the property can be found after a short distance on the right-hand side.

What3Words: ///ambition.convicted.forehand





Approximate Area = 1740 sq ft / 161.6 sq m

Garage = 153 sq ft / 14.2 sq m

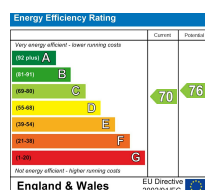
Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2026. Produced for Stags. REF: 1521449

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