



Ipplepen

5x  3x 

ENERGY
RATING
C71

- Video Walk-through Available
- Smart Detached House
- 5 Bedrooms (2 en-suite)
- Lounge & Living/Dining/Family Room
- Sleek Modern Kitchen & Separate Utility
- Level and Enclosed Rear Garden
- Integral Garage and Driveway
- Beautifully-Presented Throughout
- Cul-de-sac Position
- Sought-After Village Location

Guide Price:
£595,000
FREEHOLD

9 Tremlett Grove, Ipplepen, Newton Abbot, TQ12 5BZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

9 Tremlett Grove, Ipplepen, Newton Abbot, TQ12 5BZ

A particularly well-presented detached family home situated in a highly regarded cul-de-sac within the well-served village of Ipplepen.

A credit to the current owners, the property has been the subject of a comprehensive programme of refurbishment, remodelling, and enlargement, finished with meticulous attention to detail. The light-filled interior is brimming with high-end designer features that can only be fully appreciated by an internal viewing. The home boasts a lovely, privately enclosed garden at the rear with a wide paved terrace and neatly tended lawn, a driveway for 2–3 cars at the front, and an integral garage.

Located around 4 miles from the market town of Newton Abbot and around 5 miles from the historic town of Totnes, famous for its bohemian atmosphere, the sought-after village of Ipplepen offers a vibrant and active lifestyle with many clubs and societies. Within 500m, there is a superb range of facilities, including a small supermarket, an excellent primary school, a park, a sports field, an ancient church, and a modern health centre.

The Accommodation:

Stepping inside, the house is presented in 'show home' order with plenty of space for modern family living. An entrance hall with a door to the integral garage and stairs to the first floor has a sleek high-gloss tiled floor, which continues through a doorway into the impressive kitchen, overlooking the rear. The kitchen is fitted with a comprehensive range of high-end cabinets and integrated appliances. The kitchen flows seamlessly into a living/dining/family room, which is double-aspect and includes bi-fold doors to the rear garden. Both the tiled kitchen floor and the family room oak floor benefit from underfloor heating. Off the kitchen is a separate plumbed laundry room with a back door, off which is a useful ground floor WC with a basin. Completing the ground floor is a separate, front-facing lounge.

On the first floor, the landing, with a light tunnel and recessed linen cupboard, provides access to five well-proportioned bedrooms and a family bathroom with a contemporary suite and fully tiled walls. One of the bedrooms is currently used as an office; four have fitted wardrobes, and the two largest have modern en-suite shower rooms with white suites, including vanity basins and low-level WCs.

Parking:

Integral garage and driveway for 2–3 cars.

Gardens:

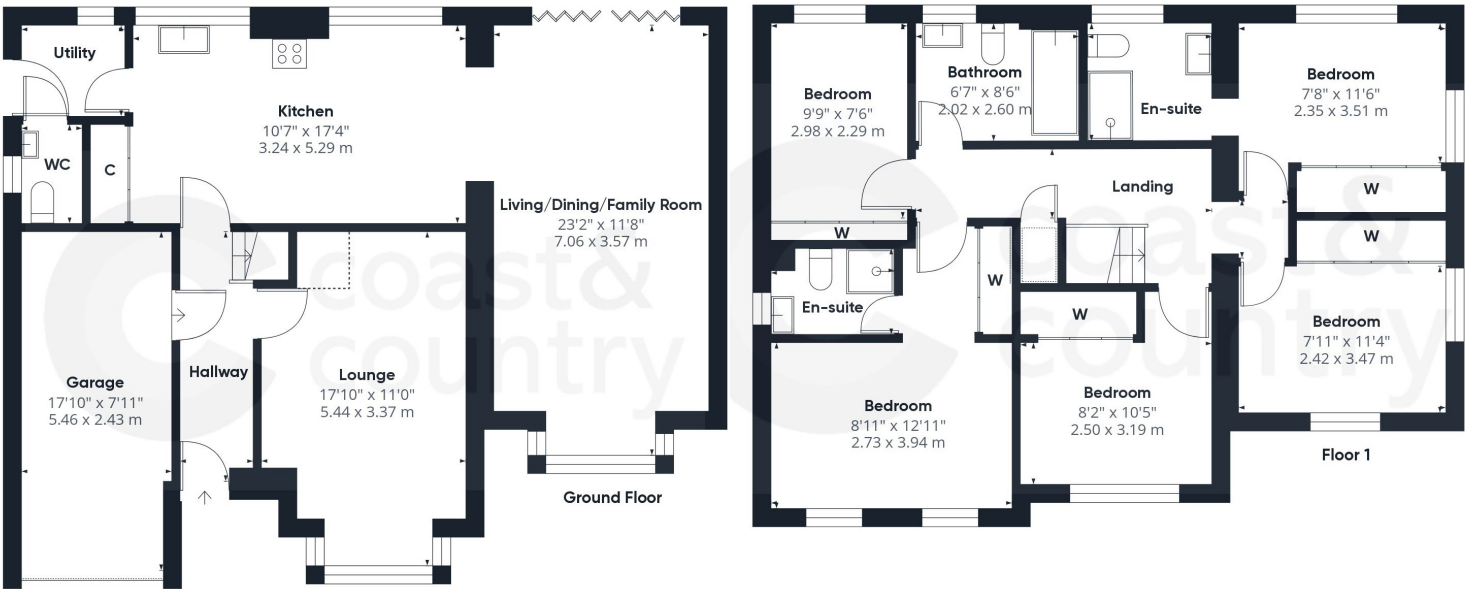
Lovely, privately enclosed rear garden with a wide paved terrace and neatly tended lawn.

Directions:

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right at Causeway Cross into the village (Foredown Road). Follow the road through the village taking the 3rd turning on the right into Tremlett Grove.



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Approximate total area
1656.57 ft²
153.9 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.