



Ipplepen

4x  2x 

ENERGY
RATING
D66

- Video Walk-through Available
- No Upward Chain
- Executive Detached House
- 4 Bedrooms (1 en-suite)
- Living Room, Dining Room and Conservatory
- Kitchen/Diner and Utility
- Double Garage and Driveway
- Enclosed Gardens
- Cul-de-sac Position
- Village Location

Guide Price:
£595,000
FREEHOLD

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



1000s of homes sold in Teignbridge

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

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A superb detached house in a lovely village location enjoying open views over neighbouring fields.

Tucked away in the corner of an exclusive cul-de-sac of other detached houses the property occupies a secluded level plot with particularly attractive enclosed lawned gardens to one side and the rear which enjoy a sunny aspect. An attached double garage and wide driveway provide plenty of parking.

Tremlett Grove is situated in the heart of the highly sought after village of Ipplepen which offers a vibrant and active lifestyle opportunity for all age groups with many clubs and societies. Local facilities include a small supermarket, primary school, modern health centre, park, community hub, sports field, tennis courts and bowls club.

The village is located around 4 miles from the market town of Newton Abbot and the historic town of Totnes both of which are accessible via a time tabled bus route from village and offer an excellent range of shops, businesses and mainline railway stations.

The Accommodation:

Stepping inside the light filled interior flows well and has a roomy feel. The entrance hallway has stairs to the first floor with a cupboard below and a useful guest cloak/WC off. A double aspect lounge has a patio door to the rear garden and a living flame gas fire. Also with double aspect windows is the extended dining room which has doors to a first class conservatory with door opening to the garden. The kitchen is fitted with a selection of modern cabinets, has an integrated double oven, inset hob and room for a table and chairs. Completing the ground floor is a plumbed utility room with back door to the garden.

On the first floor are four bedrooms, the principal with an arch to a dressing room and en-suite shower room with WC and basin and completing the picture is a family shower room updated with a smart white suite over recent years.

Parking:

Attached double garage with twin doors. Wide driveway in front.

Gardens:

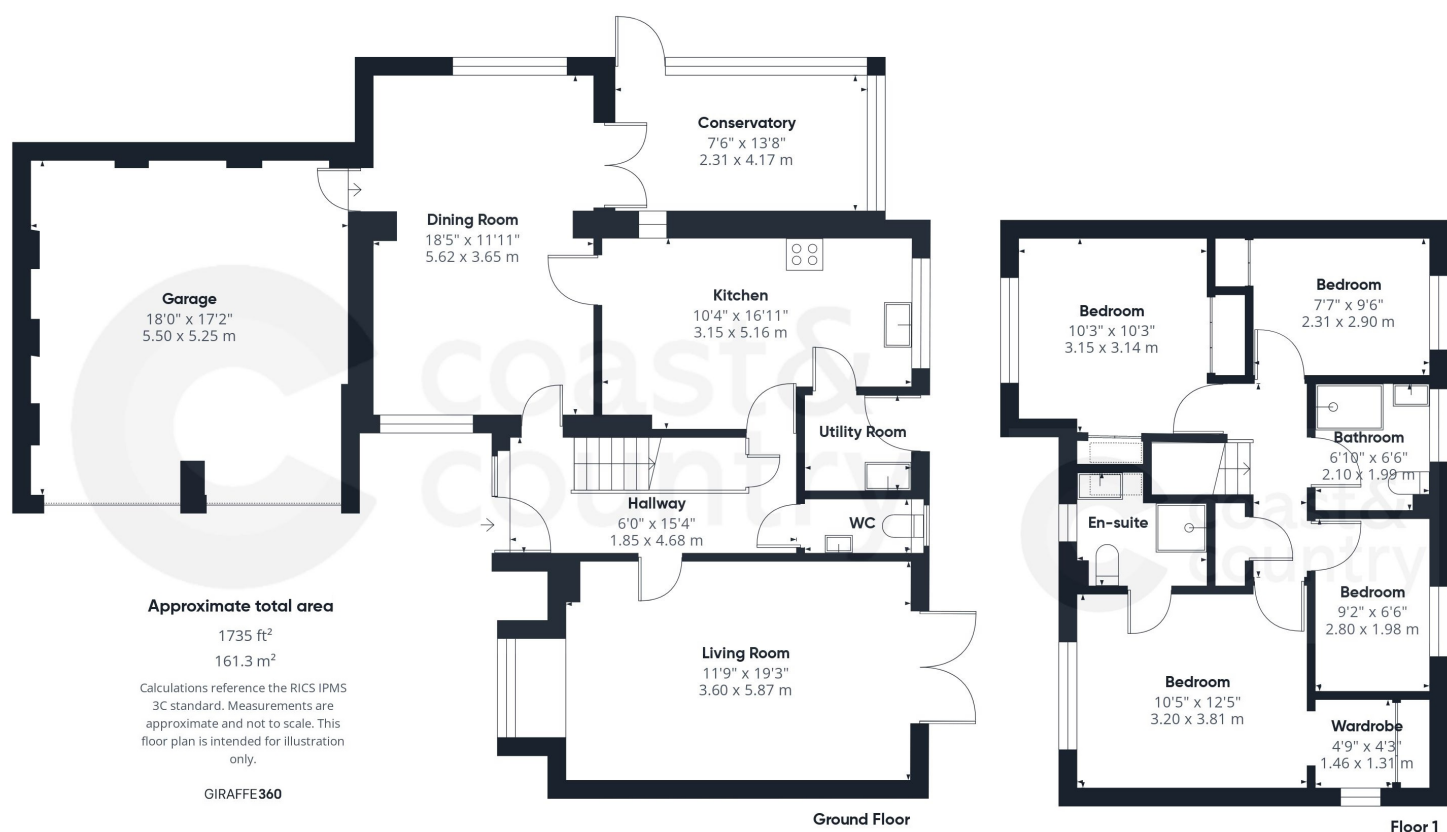
Lovely corner plot with privately enclosed lawned gardens with patio to one side and the rear.

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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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		
69-80	C		80 C
55-68	D	66 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.