



Ipplepen

- Detached House
- 4 Bedrooms (master en suite)
- 5.8m long Double Aspect Lounge
- Kitchen / Breakfast Room & Dining Room
- Double Garage & Driveway
- Tucked Away Corner Plot
- Desirable Cul-De-Sac
- No Upward Chain

Asking Price:
£430,000
 Freehold
 EPC: D66

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

A superbly positioned detached house located in a particularly sought after village.

On the market for only the second time since new, this detached house is situated in a tucked away corner of a highly regarded cul-de-sac amongst other detached houses. With an attached double garage and driveway parking the house has particularly secluded gardens at the rear and to one side which are enclosed by mature and established natural boundaries and are perfectly positioned to enjoy sunshine virtually all day. Stepping inside, the ground floor living space is pleasingly well-portioned. There is a double aspect lounge with patio doors to the rear garden, a triple aspect separate dining / sitting room which is particularly light and has French doors to an adjacent patio. The kitchen has a selection of cabinets and plenty of space for a breakfast table. There is also a utility room and guest cloakroom. The first floor offers a family bathroom and 4 bedrooms with the master having dressing area, recess with wardrobe and an en suite shower room / w.c. There is potential to extend the first floor over the garage, subject to the necessary planning consents and approvals.

Ipplepen is a vibrant and popular village located between Newton Abbot and Totnes. The village centre is approximately 320 m walk from the house where there is a post office and small supermarket. The village also has a public house / restaurant, health centre, primary school, village hall, two churches and a sports field with tennis courts, bowling greens, outdoor gym equipment and children's play area.

The Accommodation

Ground Floor

Entrance Hallway	
Lounge	19' 0" (5.8m) x 10' 8" (3.25m)
Dining / Sitting Room	18' 7" (5.66m) x 12' 0" (3.66m)
Kitchen / Breakfast Room	17' 1" (5.2m) x 10' 6" (3.2m) narrowing to 8' 10" (2.7m)
Utility	6' 7" (2m) x 5' 2" (1.57m)
Cloakroom / W.C	

First Floor

Landing	
Master Bedroom 1	12' 7" (3.84m) x 10' 8" (3.25m)
Dressing Area	
En Suite Shower Room	
Bedroom 2	10' 8" (3.25m) x 10' 5" (3.17m)
Bedroom 3	9' 8" (2.95m) x 7' 8" (2.34m)
Bedroom 4	9' 4" (2.85m) x 6' 8" (2.03m)
Family Bathroom	

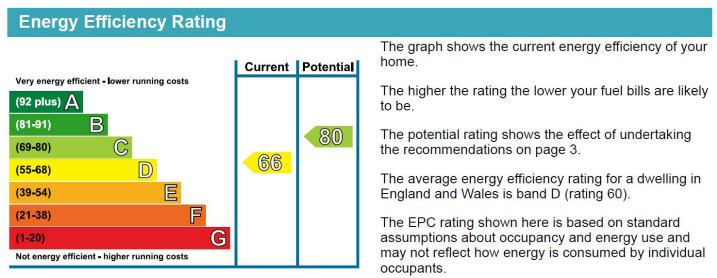
Gardens

Attractive enclosed gardens to the side and rear, laid to lawn and flower / shrub borders. The gardens are established and particularly private.

Parking

Double garage 18' 1" (5.5m) x 17' 5" (5.3m) and driveway parking to the front.

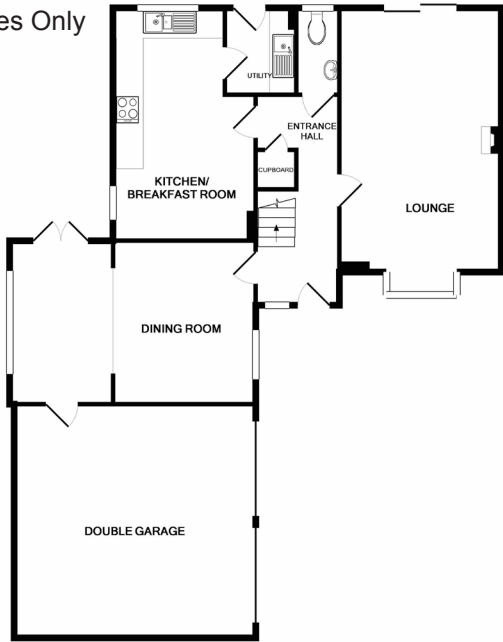
ENERGY PERFORMANCE RATING



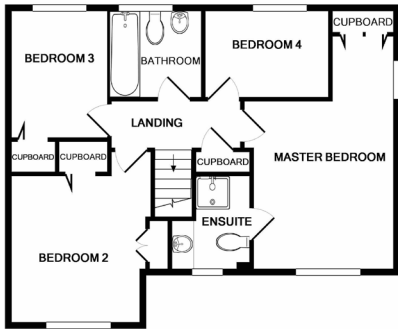
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any 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



FLOOR PLANS
For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 1067 SQ.FT.
(99.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

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.