



## Ipplepen

- Detached House
- 4 Bedrooms (Master En-Suite)
- Lounge with Arch to Dining Room
- Garage & Driveway
- Gas Central Heating & Double Glazing
- Delightful Rear Garden
- Adjoining Fields at the Rear
- No Upward Chain

Asking Price:

**£335,000**

Freehold

EPC RATING: C69

# 11 Tremlett Grove, Ipplepen, TQ12 5BZ

A fairly modern detached house located in the heart of this highly desirable and well-served village. Tucked away at the end of a select cul-de-sac of other similarly styled detached houses, the property has an integral garage and space in front providing parking whilst at the rear is a delightful enclosed garden offering a good level of privacy and adjoining fields to the rear boundary. Inside, the house is well-presented but does offer some potential for a degree of updating.

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.

## Accommodation

The front door opens into a hallway with door to the integral garage. A good sized lounge overlooks the front of the house and has a wide archway to a dining room with patio doors opening to the rear garden. The kitchen has a selection of cabinets arranged in a U shape and also overlooks the rear garden. Off the kitchen is a lobby with doors to outside and a cloakroom/WC. On the first floor is a landing with window providing natural light, fitted airing cupboard and provides access to 4 bedrooms, 2 with fitted wardrobes and the master with en-suite shower room/WC. Finally, there is a family bathroom with basin and WC.

## Ground Floor

Hallway  
Integral Garage  
Lounge 17' 2" (5.22m) x 12' 12" (3.96m)  
Dining Room 10' 6" (3.2m) x 9' 1" (2.76m)  
Kitchen 10' 6" (3.2m) x 8' 6" (2.6m)  
Cloakroom/WC

## First Floor

Landing  
Bedroom 1 11' 1" (3.37m) x 9' 5" (2.88m)  
En-Suite Shower Room  
Bedroom 2 9' 1" (2.77m) x 8' 7" (2.61m)  
Bedroom 3 10' 9" (3.27m) x 5' 11" (1.81m)  
Bedroom 4 7' 9" (2.35m) x 7' 7" (2.32m)  
Bathroom

## Outside

Neatly tended enclosed rear garden, mainly laid to lawn.

## Parking

Integral garage & driveway parking.

## Agents Notes

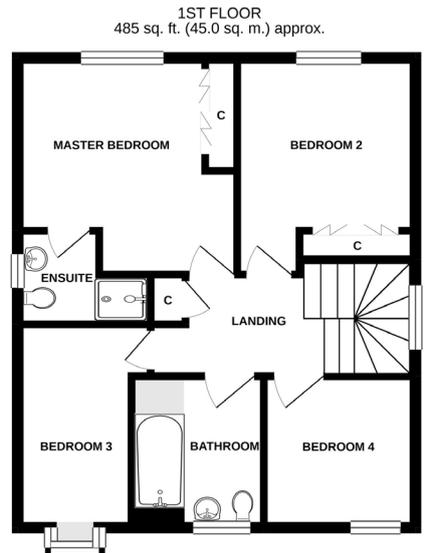
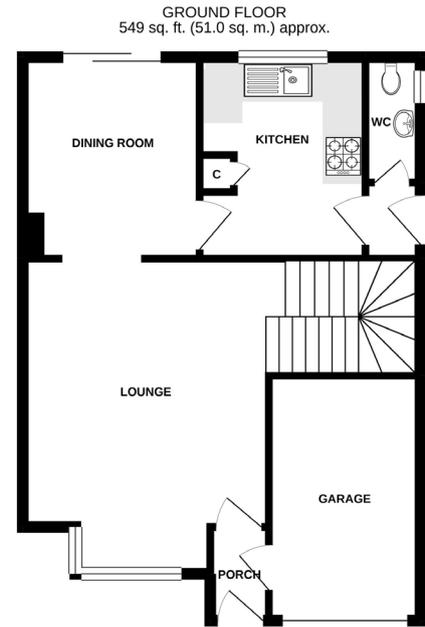
Council Tax Band: Currently Band D

## 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.

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.

## Floor Plans - For Illustrative Purposes Only

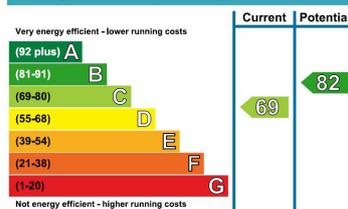


TOTAL FLOOR AREA: 1034 sq. ft. (96.1 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Energy Performance Certificate

Full report available on request

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.