



- ✔ A detached family home situated in the popular village of Ipplepen with it's many amenities
- ✔ Lounge
- ✔ Dining room
- ✔ Kitchen with utility area
- ✔ Ground floor cloakroom
- ✔ Master bedroom en-suite
- ✔ Three further bedrooms
- ✔ Family bathroom
- ✔ Front and rear gardens
- ✔ Integral garage



A door at the front of the property opens into the entrance hall where there are doors to the lounge, kitchen and the garage and stairs rise to the first floor. The lounge is a spacious room with double glazed bay window, two radiators and feature fireplace with living flame gas fire. Doors from the lounge and the kitchen open to the dining room where there is space for table and chairs, radiator and double glazed sliding patio doors to the rear garden. The kitchen is fitted with a range of wall and base level units with roll edge work surfaces, tiled splash areas and space and plumbing for dishwasher. A double glazed window over looks the garden and there is an opening to the the utility area which has wall cupboards, space and plumbing for washing machine, door to the side of the property, door to the cloakroom and double glazed window to the garden. The cloakroom is fitted with low level WC and wash hand basin and has an obscured double glazed window.

On the first floor and accessed from the landing there are doors to the master bedroom en-suite, three further bedrooms, family bathroom, linen cupboard and additional cupboard with shelving. The master bedroom has mirror fronted wardrobes, radiator, two double glazed windows and door to the en-suite which is fitted with suite comprising shower cubicle with Mira shower, wash hand basin in vanity unit and low level WC. There is an obscured double glazed window and an electric heated towel rail.



Bedroom two has fitted wardrobes, radiator and a double glazed window to the front of the property. Bedroom three has mirror fronted wardrobes, radiator and window to the garden and bedroom four has a radiator and double glazed window to the garden and field. The family bathroom is fitted with a white suite comprising panelled bath, low level WC and pedestal wash hand basin. There is an obscured double glazed window and an electric heated towel rail and radiator.

Outside of the property and to the front a driveway provides off road parking and access to the single garage which has up and over door, door to the entrance hall, power and light connected and houses the Ideal gas fired central heating boiler. The garden to the front is laid to lawn with borders stocked with a variety of plants and shrubs, Beech tree and Hydrangea. To the rear of the property the garden is enclosed with paved patio area, lawned area with well stocked beds and borders and an additional patio area. There is also an outside tap and light.

19 Tremlett Grove is freehold and connected to all mains services with gas fired central heating.

Council Tax band: E - Teignbridge District



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

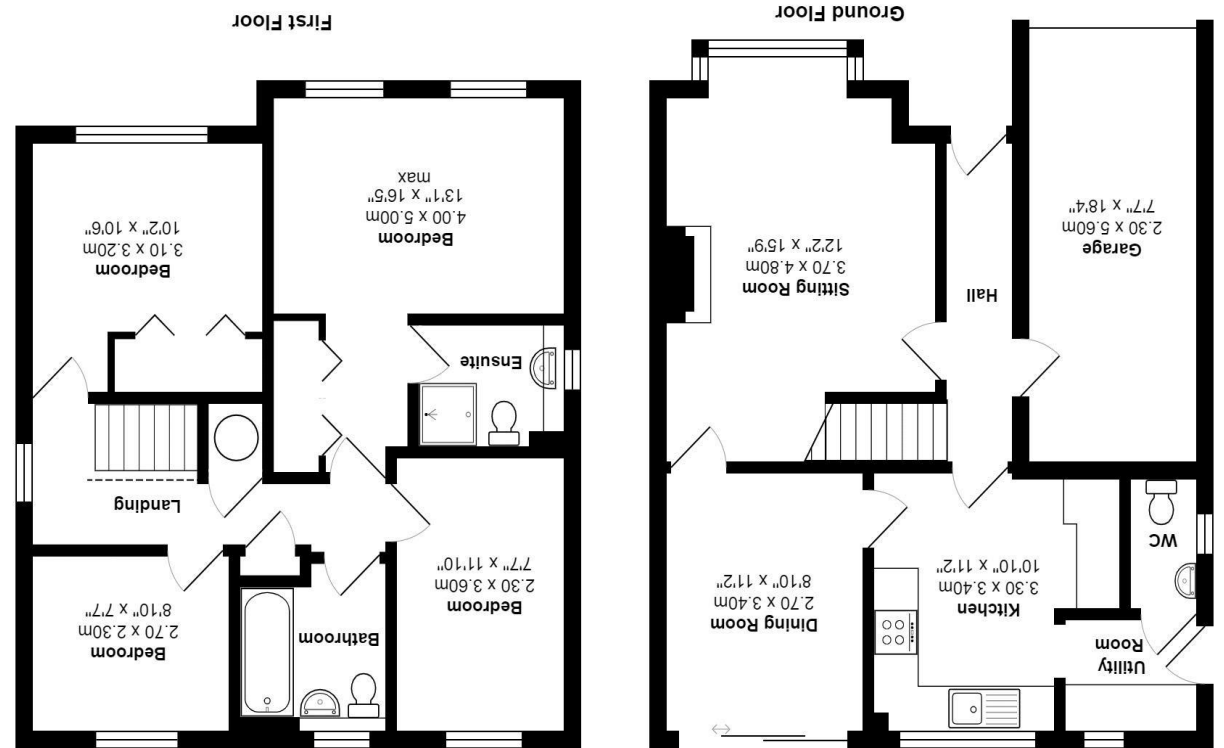


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		57 D
21-38	F		
1-20	G		

Energy Efficiency Rating



19 Tremlett Grove, Ipplepen
 Total Area: 107.5 m² ... 1157 ft² (excluding garage)
 All measurements are approximate and for display purposes only



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