



## Denbury

2x  1x 

ENERGY  
RATING  
D67

- Video Walk-through Available
- Charming Character Cottage
- 2 Double Bedrooms
- Modern Fitted Kitchen
- First Floor Bathroom with Shower Over Bath
- Gas Central Heating & Double Glazing
- Lovely Enclosed Rear Garden
- Village Location
- Rare Opportunity

**Guide Price:**  
**OIEO £250,000**  
FREEHOLD

# 2A Greenhill Lane, Denbury, Newton Abbot, TQ12 6DN



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A quaint character cottage located in the highly desirable village of Denbury. Boasting period features this lovely home benefits from gas central heating and double glazing and outside there is a cottage-style garden which enjoys a sunny aspect. Cottages in Denbury are always in demand and rarely come to the market and therefore an early internal inspection is highly recommended to appreciate the superbly presented accommodation on offer making this an ideal first purchase or investment for letting.

Situated within the picturesque and highly-regarded village of Denbury, convenient for village amenities to include; a well-respected local inn / restaurant, church, primary school, post office and many scenic walks. A timetabled bus service operates to the nearby market town of Newton Abbot which has a wide range of shopping, business and leisure facilities. Denbury is around three miles from Newton Abbot with its wide range of amenities including a mainline train station, vibrant town centre, leisure centre, primary and secondary schools and parks. For the commuter, the A38 Devon Expressway to Plymouth and Exeter is approximately five miles.

### The Accommodation:

A uPVC double-glazed entrance door leads to the entrance porch with stone flooring, storage cupboard, multi obscure glazed door to the inner hallway/study area with stone flooring, stairs to first floor, UPVC double glazed door to rear garden and steps down to the lounge which has a uPVC double-glazed tilt and turn window with window seat overlooking the rear garden, wood panelling to rear wall, wood flooring and multi glazed sliding door to the kitchen which is fitted with a modern range of shaker-style wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, integrated double oven and hob with extractor over and spaces for appliances, beamed ceiling, tiled flooring, deep sill uPVC double-glazed window to front.

On the first-floor landing there is a uPVC double-glazed window to rear, wall mounted gas boiler and access to a useful loft with folding ladder. Bedroom one has a uPVC double-glazed window to rear and wood flooring and bedroom two has a uPVC double-glazed window to front and wood flooring. The bathroom comprises a modern white suite with panelled bath, mixer tap and shower attachment screen, low-level WC, pedestal wash basin, heated towel rail, tiled walls and flooring and uPVC obscure double-glazed window to front.

### Outside:

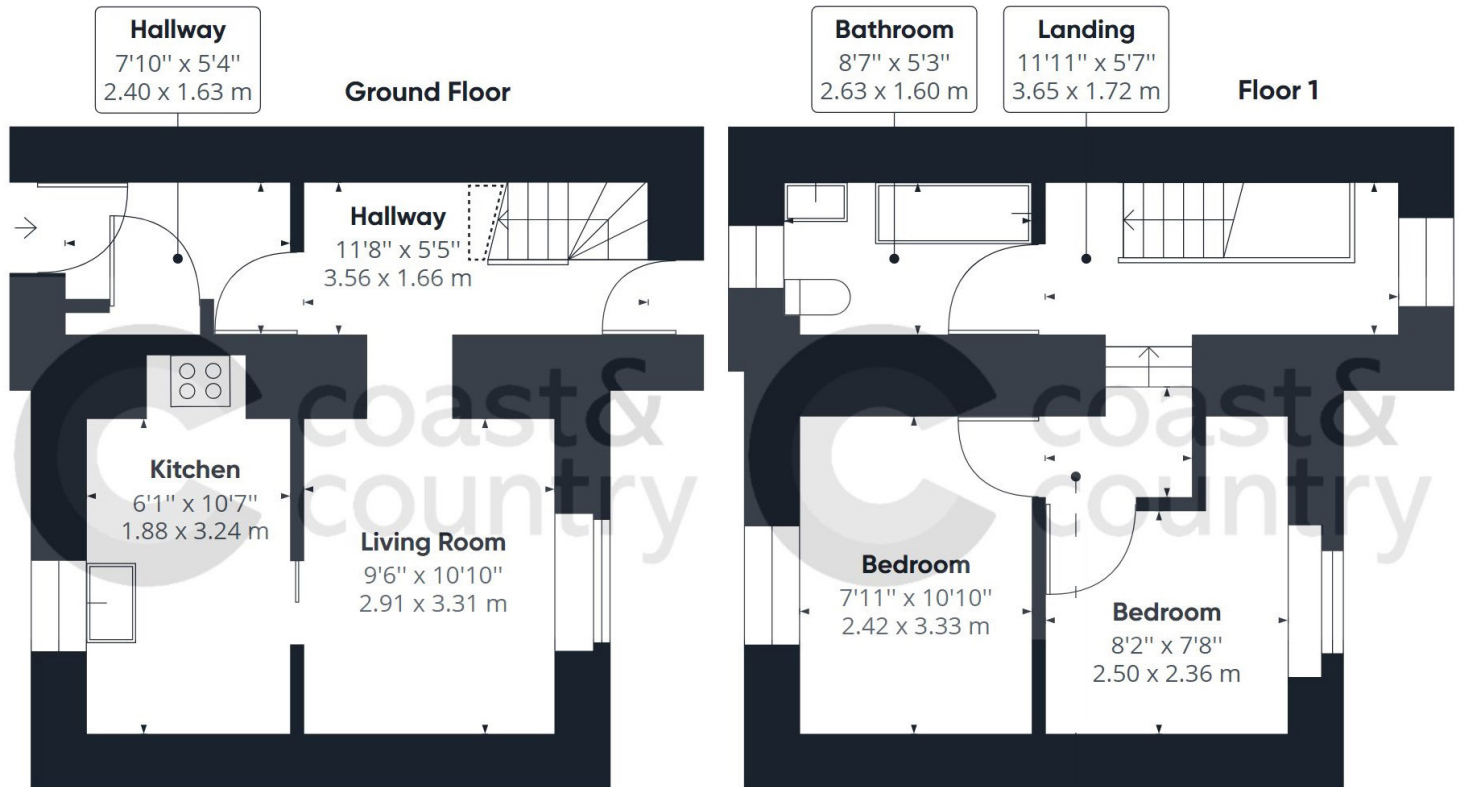
The rear garden is enclosed and enjoys a sunny aspect with view of the church and comprises a paved patio, lawn area and timber shed.

### Directions:

From the Penn Inn roundabout in Newton Abbot, follow the signs to Totnes and Ogwell. At the Ogwell Cross roundabout, turn right to Ogwell and Denbury and follow this road up and over Canada Hill passing East Ogwell and follow the road as it bears left towards Denbury. Continue along this road until reaching the village of Denbury. Proceed past the stone wall on the right, passing the Union Inn on the left and carry on along South Street to the crossroads. At the crossroads turn right onto East Street, follow this road for 50 yards past the church and Greenhill Lane can be found on the righthand side.



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**Approximate total area**

586.17 ft<sup>2</sup>  
54.46 m<sup>2</sup>

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

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band B

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   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 ± 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.