



## Denbury

3x 2x

ENERGY RATING D67

- Video Walk-through Available
- Spacious Detached House
- 3 Bedrooms (1 en-suite)
- Lounge & Dining Room
- Conservatory
- Driveway & Double Garage
- Village Location
- Front & Rear Gardens
- Well-Presented Throughout
- Early Viewings Advised

**Guide Price:**  
**£475,000**  
FREEHOLD



## 15 Down View Road, Denbury, Newton Abbot, Devon, TQ12 6ER

A 1970s detached three-bedroom home set in one of Denbury's most popular cul-de-sacs. Available for the first time in many years, an early viewing is strongly encouraged to enjoy all that this property has to offer. The village is a thriving community offering an excellent local primary school, well maintained public house The Union Inn, bus route to Newton Abbot regularly, central village hall, sports fields, many public walks and recently installed tennis court. Come and see what this excellent village has to offer.

### The Accommodation:

Entering the property, you are greeted with a welcoming entrance hallway which has a sweeping staircase onto a galleried landing with space for a feature chandelier in the centre. The lounge is an excellent size with large window overlooking the front lawn and offers a wealth of space for furniture, and gas feature fireplace. The lounge is decorated and carpeted in light tones and is a perfect space for a family to enjoy evenings in together. Between the lounge and kitchen is a dining room which is square with a high window. To the rear of the property is the large kitchen which is a shaker design with ample worktop and storage space along with built-in dishwasher, fridge/freezer, wall-mounted electric oven, gas hob, and space for a washing machine and tumble dryer. The kitchen has a tiled floor neutral décor and there is also room for a table in the centre of the room. Off the kitchen and with matching flooring is a lovely conservatory with dwarf walls and double-glazed windows and a Perspex roof, the garden providing a pleasant outlook.

Upstairs from the landing is access to all the rooms, to the back is a small double bedroom and a larger double bedroom, a family bathroom with tiled flooring, a separate shower cubicle, bath, WC and basin all in good working order, a large cupboard and then the main bedroom enjoys the front of the property with superb rural views across fields and the back of the village. The room is an excellent size with built-in wardrobes occupying one side of the room. From this bedroom there is also a large en-suite with bath, WC and basin. The property has the potential to extend across the garage for a further bedroom subject to the necessary consents

if a buyer so desired. The property is fully double-glazed and has gas central heating.

### Outside:

To the front is a lawn to one side with mature shrubs, the front garden is very level making it easier to maintain. There is side access to the rear garden which is now a couple of levels, off of the French doors from the conservatory is a large patio area excellent for evening dining, behind this is a raised area with a wooden pergola with wisteria growing providing a great additional seating area. The rest of the garden has mature flowers and shrubs surrounding the conservatory. The rear garden is fully enclosed with fencing.

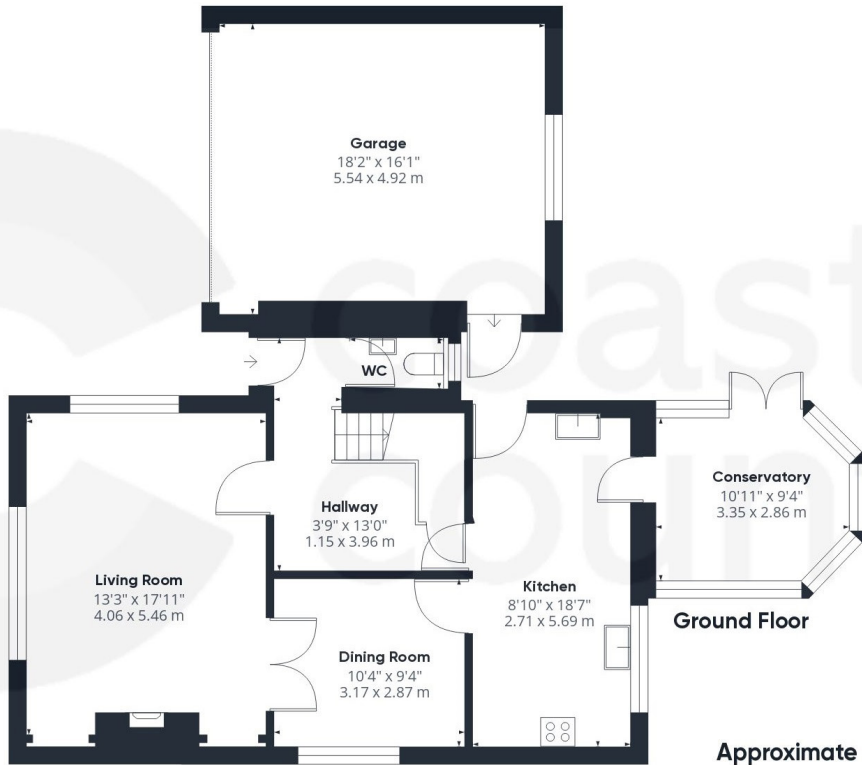
### Parking:

To the front of the property there is a long wide driveway providing off road parking for several vehicles leading to an attached double garage with power and light.

### 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 follow the road into the centre of the village. At the cross road turn left onto West Street and then take the first left onto Down View Road, the property can be found near the end of the road on the right hand side.





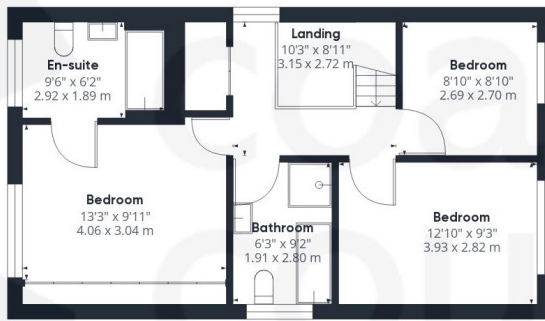
**Approximate total area**

1579.18 ft<sup>2</sup>

146.71 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 D

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		79 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  $\pm$  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.