



Denbury

5x  3x 

ENERGY
RATING
C72

- Video Walk-through Available
- Spacious Detached House
- 5 Bedrooms (2 en-suite)
- Generous Living Room
- Kitchen/Diner & Utility
- Family Bathroom & Additional Cloaks/WC
- Driveway & Integral Garage Parking
- Front & Rear Gardens
- Sought-After Village
- Early Viewings Advised

Guide Price:
£550,000
FREEHOLD

14 Down View Road, Denbury, Newton Abbot, TQ12 6ER



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A five bedroom detached property in one of Denbury's most sought after cul-de-sacs, Down View Road; a wide sweeping road with a limited number of properties. These homes offer buyers the opportunity of rural living within a well-established village whilst offering excellent facilities that many more modern properties lack, such as an abundance of parking, a garage, separate utility room and fantastic internal space. The village is within easy reach of Newton Abbot, Totnes and Ashburton and offers its own excellent primary school, public house The Union Inn, village hall, tennis courts and ancient church in the village centre.

The Accommodation:

Entering the property through the uPVC front door, you are greeted with an entrance hallway which is carpeted and decorated in light, neutral tones. From the hallway is the downstairs WC, the excellent-sized lounge which is positioned to the front of the property with superb views across rolling countryside from a large window, the room is an excellent size to accommodate even the largest of living room furniture! To the rear of the property is the kitchen/diner. The kitchen is a white shaker design offering space for a dishwasher, built-in wall mounted electric double oven, and separate built-in gas hob, the kitchen has a central double sink with ample wooden worktops and storage space. Through a squared archway from the kitchen is the dining area with good space for a table and chairs with large side window allowing plenty of light. Off the kitchen is the utility room with built-in sink and additional storage along with space for the washing machine and fridge/freezer. From the utility is an outside rear door for access either to the back garden or the large single garage with power and light, work bench and space for the tumble dryer.

Upstairs there is a central landing with access to five bedrooms, there are two good sized single bedrooms and three doubles, all of which are a good size and bedroom two boasts an en-suite shower and basin. Bedrooms one, three and five benefit from built-in wardrobes. There is also the family bathroom with large side window, bath, WC and basin. The main bedroom is positioned to the front of the property and is a truly superb double bedroom with incredible views across Denbury

Down and rolling countryside, the room also has a modern shower room en-suite which has a walk-in shower, electric mirror and heated towel rail. The property is fully double-glazed and has gas central heating.

Outside:

Either side of the drive is level lawn bordered with mature shrubs and hedging. The property has a side path to the rear garden. The rear garden has a level patio area directly from the utility and then a raised lawn area with mature shrubs and modern fencing surrounding the garden.

Parking:

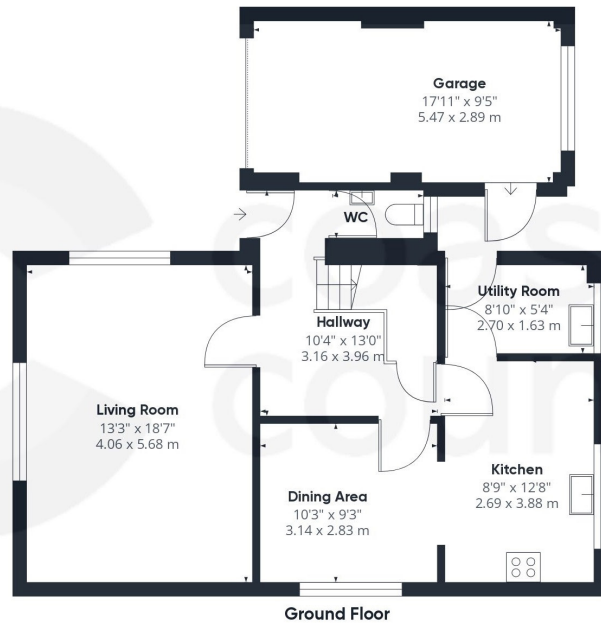
To the front, the property is well set back from the road with a central driveway leading to the property and garage providing ample off-road parking. EV charger point

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.



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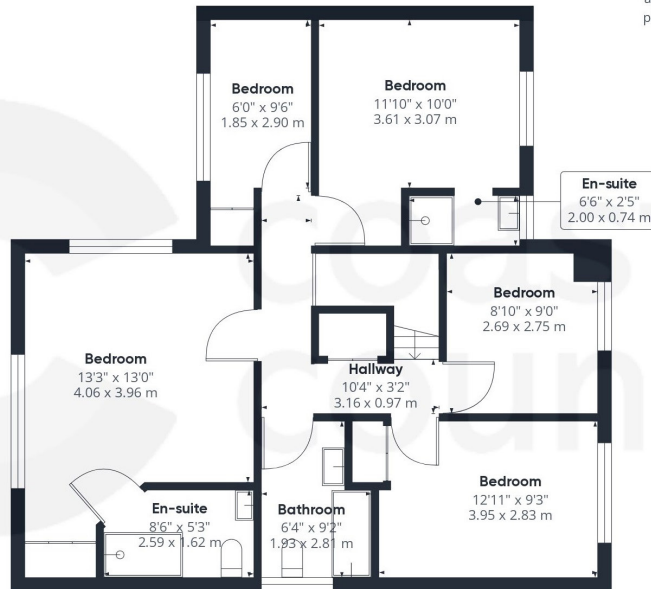


Approximate total area

1608.51 ft²
149.44 m²

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 E

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		83 B
69-80	C	72 C	
55-68	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.