



## Denbury

5x 2x

ENERGY RATING C70

- Video Walk-through Available
- Spacious Detached House
- 5 Bedrooms (1 en-suite)
- L-Shaped Lounge/Diner
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Garage & Driveway Parking
- Sought-After Village Location
- Well-Presented Throughout
- Early Viewings Highly Recommended

**Guide Price:**  
**£575,000**  
FREEHOLD



## 20 Down View Road, Denbury, Newton Abbot, TQ12 6ER

A very smartly presented five-bedroom detached property situated in Down View Road, Denbury. This family home offers excellent accommodation and is presented to a very high standard with modern kitchen and bathroom. The property also has ample parking and a double garage along with a very private rear garden. The village of Denbury offers its own primary school, a popular pub The Union Inn, village hall, sports facilities and several great local public walks.

### The Accommodation:

Entering the property through the uPVC front door is a welcoming entrance hallway with slate flooring, there is a downstairs WC and a large storage cupboard. The front room is a large lounge/diner with modern engineered wooden flooring and superb views across Denbury Down. To the back of the property is the recently fitted kitchen with a great amount of worktop space and storage along with a built-in dishwasher, microwave, wall mounted electric oven, gas hob and built-in fridge, along with a double Belfast sink in-front of the window. The kitchen worktop has been designed to create a breakfast bar at one end. Completing the ground floor is the double garage with an excellent amount of storage, power and plumbing with two sinks installed. Across the back of the garage is space for another fridge/freezer, washing machine and tumble dryer.

Upstairs there is a central landing providing access to all five bedrooms. The smallest room is currently used as an office with a fitted desk and engineered wooden flooring. The fourth bedroom is a small double currently used as a hobbies room and would be a small double bedroom if the next owner so required. Further to these rooms are another double over-looking the rear garden, the family bathroom with shower above the bath, toilet and sink along with electric mirror and heated towel rail. The second bedroom is to the front of property and is a superb size and offers buyers the opportunity for a second en-suite if a person so wished. The master bedroom is an excellent size, again with engineered wooden flooring, and three built-in wardrobe spaces. The en-suite has been recently re-fitted with walk-in

shower, WC and basin with fresh white tiling and tiled flooring. Upstairs there are further storage cupboards accessed from the hallway. The property benefits from gas central heating and double glazing.

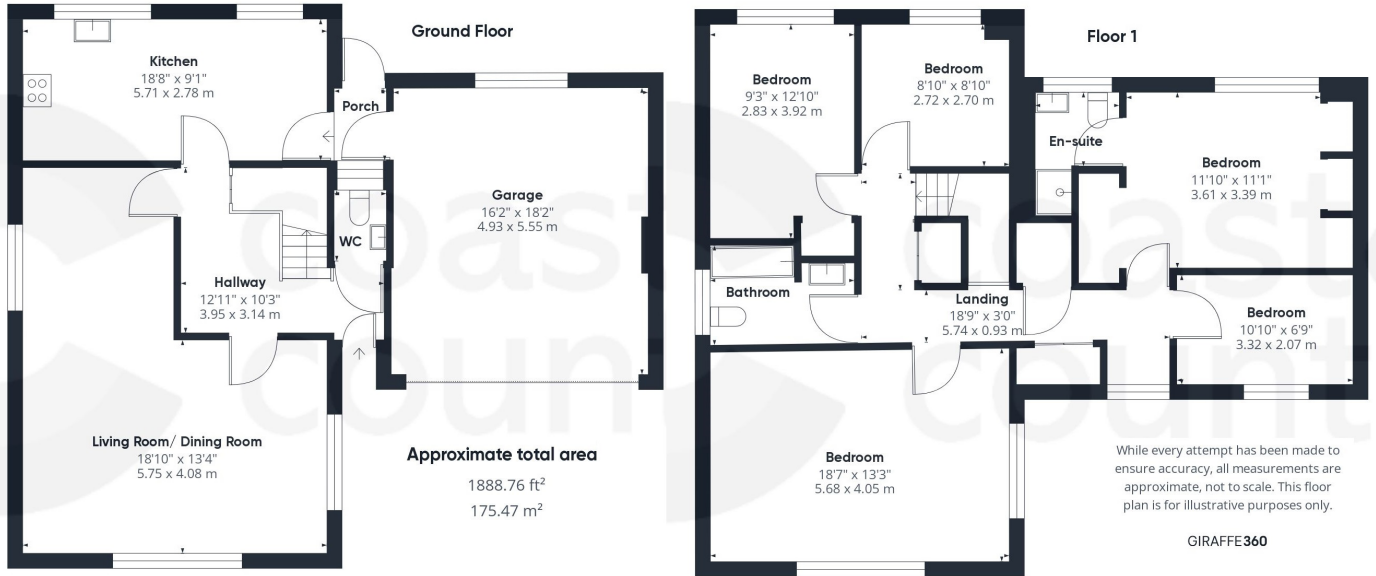
### Outside Space & Parking:

To the front the property has a raised lawn area and to the side is a double width driveway with parking for several vehicles. The property has side access to the rear garden which enjoys several different areas, two dining areas one on a raised decking and a separate lawn area surround by flower beds and mature plants. The current owners have also recently replaced the wooden fencing around the property.

### 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.





**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		84 B
69-80	C	70 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.